Minutes of Open Session

**Present:** Board Members: Annette Arnce, Patricia Bambridge, Joe Giumette, Bruce Jensen and Harry Whitesell. Also present were Jim Welch, Executive Director, Nancy Klinger, Controller and Michael Underwood of Paramount Landscaping.

**Call to Order:** With quorum requirements met, Board President Joe Giumette called the meeting to order at 6:00 p.m.

**Approval of Prior Minutes:**
Harry Whitesell moved, Bruce Jensen seconded to approve the August 26, 2014, minutes as presented. Motion carried 5-0.

**Comments/Questions from Association Members or Attendees:**
Bruce Jensen moved, Annette Arnce seconded to deny a homeowner’s request for a driveway variance. Motion carried 5-0.

There were no other questions or comments from association members or any other attendees.

**Committee Reports:**

**Landscaping Committee**

Michael Underwood of Paramount Landscaping gave an overview of landscape activities for the past month including:

- Improvements on hillside erosion control approved by the Board earlier this year helped deter water flooding during recent heavy rains.
- Several trees fell during the last monsoon storm mainly due to water saturation. The landscape committee can determine which ones will be replaced.
- Damage from high winds to tree limbs will be addressed when browning of leaves start to occur.
- Jim Welch showed a map and pictures of areas around the community that experienced erosion damage from the past two big monsoon storms. Joe Giumette moved, Patricia Bambridge seconded to approve up to $20K for additional rip rap to be placed around the community to repair erosion and to help deter future erosion. Funding will come from designated unrestricted operating funds. Motion carried 5-0.

There were no other questions regarding landscaping.

**Budget and Finance Committee**

- Joe Giumette moved, Patricia Bambridge seconded to accept the committee’s recommendation and approve the August 2014 financial statements as presented. Motion carried 5-0.
- There were no investments this month.
Architectural Review Committee (ARC)

- Bruce Jensen, board liaison to the ARC committee, mentioned the increase in requests for front yard and patio improvements.
- There were no other questions or comments regarding the ARC.

Executive Directors Report of Completed and Pending Projects:

Annual Meeting Information – Jim Welch presented the board with the remaining timeline of events for the upcoming annual meeting in October including:
- As of September 30, 2014, 1257 ballots had been received.
- Questions have been received from homeowner’s both in favor and against the installation of pickleball courts.
- Community managers Diane Krecker and Denise Anderson will be presenting charts at the meeting showing trends with violations.

Community Association Manager’s Report:

There were no questions on the community association manager’s report.

Additional Discussion Items:

- Annette Arnce moved, Joe Giumette seconded to add a veggie tray at monthly board meetings. Motion carried 5-0.
- Harry Whitesell suggested looking into the possibility of amending the association’s by-laws to change Board of Directors term lengths.

Adjournment: With no further business to discuss or questions regarding the community, Joe Giumette moved, Harry Whitesell seconded to adjourn the meeting at 6:45pm. Motion carried 5-0.

Denise Anderson
Acting Secretary, by approval of the Board, submitted September 30, 2014