

**THESE MINUTES ARE UNAPPROVED FOR INFORMATION PURPOSE ONLY
SUBJECT TO CORRECTION**

APACHE WELLS HOMEOWNERS ANNUAL MEETING – JANUARY 8, 2008

Meeting called to order at 7:10pm by President Marv Stoll, meeting Agenda approved by Motion and seconded all Board members present. Board members and Directors were introduced – Jim Bonnell absent.

Secretary's Report: President Marv Stoll stated since the December 11, 2008 General Meeting Minutes had been posted and available for public review, Minutes would not be read. Motion made and seconded, Minutes approved, to be filed in the record book – all Board members approved.

Treasurer's Report: Irv St. John gave the Treasurer's report – Motion made and seconded – all Board members approved report, to be filed for audit.

Checking Balance 1/1/08	\$84,069	Savings Balance 1/1/08	\$11,754
Deposits	48,712	Deposits	5.18
Disbursements	<u>57,127</u>	Int. on CD's	<u>1,886</u>
Balance	\$75,653	Balance	\$13,645

Total Funds = \$189,298.53

2 CD's \$50,000 = \$100,000

Total Operating Funds - \$245,828.17

1 CD \$50,000 Trans.to Reserve Fund

~~ Irv St. John commented on a couple of negative items that impacted funds i.e. \$64,000 in legal fees – also the probability our Insurance may go up due to lawsuit litigation. Apache Wells is blessed with many dedicated volunteers who save this community thousands of dollars with their many man-hours of donated labor. Just to acknowledge a few ~~ Steve Daughton and Jim Bonnell both worked diligently to save thousands of dollars for us on the pool pump repairs – Don Fourcade and his maintenance helpers who saved us considerable dollars upgrading to comply with the recent Mesa Fire Dept. inspection infractions – Charlie Bogart and his many helpers in the woodshop for various projects they handled that saved us an awful lot of money – Lee Root and his crew who saved us money redoing the floors in the new Quilters room and not to forget Tom Finger and all the dedicated Beautification helpers and all their donated time and assistance with keeping all the common areas of this community in excellent shape – take the time to **THANK** all these dedicated volunteers who save you thousands of dollars. Just remember folks, without all these volunteers your \$41 monthly fee would be 2 to 3 times higher if it weren't for these dedicated people. ~~

Committee Reports:

Pool: Ernie Shoults reported Dec. pool sign-in usage 818 (Nov. 1,263) with approx. 13,000 total '07 usage. Sure everyone was aware of the pool pump problems – thanked Steve Daughton and everyone who helped get it up and running. Still getting estimates for dressing rooms and showers – again thanked everyone who helped him with the pool.

Exercise Room: Jo Gregory reported signed in usage for Dec 723 – Year-to-date 8,972. Short review of '07 – everybody aware of water problem/damages during the recent rain – will be installing larger exhaust fan while ceiling repairs taken care of. Cheri Whalen and her committee are working on new ideas, and plans to be presented soon. Herbisons' have retired from their duties and a very big thank you goes out to them. Bobby Golden has volunteered to assist Jo now. New signs being made up for the Exercise Room doors – screen issue has been determined not a good idea because of security issues if windows left open etc. And again, someone has taken weights and the TV remote, please return them!

Architectural: Jo Gregory reported for Jim Bonnell. In '07, 96 properties were transferred, which is very close to the average (14 new site homes and 3 new modular homes). Jim wanted to thank Walt and Paul for all their hard work over the past year

and also thanked everyone for cooperating regarding taking out permits before work is started - everything else seems to be going pretty good.

Maintenance: Bob Rasset reported \$2,037 was spent in January – a good portion for materials to comply with the fire inspection infractions – Mesa Fire Dept. re-inspected and we were given a clean record now. Year-to-date expense \$13,265 which was under budget. Some problems over the summer were handled – one of 2 A/C units on new Admin. Building had to be replaced. Thanked everyone for their support while he was on the Board, it was fun.

Activities: Bev Fourcade, Activity Director reported new Quilter's room is beautiful and thanks to all who helped to get the room in shape. Sunshine Acres fund drive is underway and collectors will be around during the month to collect. 11 took the tour on Jan. 4 and saw the new girls dorm – Apache Wells' name is on the plaque in the new dorm as our donations are used towards Sunshine Acres' capital improvements. Contrary to what was decided previously, Barbershop Men's group will entertain on Feb. 7th – contract was re-negotiated thanks to Don Voita and Norm Wolfe - will need to sell at least 150 tickets to cover expenses. Volunteer Dinner will be in March – sign-up sheets will be posted. Spanish classes are in progress now. Bridge lessons will be starting soon. New Singles Club getting organized, more information coming. 5-6 Yoga classes in progress and Weight Watchers meet Fri mornings at 7:30am in Room D – as you can see there are lots of activities happening.

Beautification: Tom Finger reported some equipment upgraded – thanked Jack Gordon who was able to locate a couple of used excellent condition golf carts that were donated. 101 volunteers in Beautification and many helped with the remodel job of the old office. Walking path by #1 Fairway will be asphalted soon. Thanked everyone for the donations that keep the volunteers going and well fed each week.

Arbitration: Tom Finger reported 123 complaints in '07 – 5 so far '08 which are mostly yard weeds. Complaint letters are sent – 14 days to comply – most homeowners do but there are some absentee owners who just ignore. Pictures are provided with the complaint letter in order for the owner to see what may be a caretaker problem to address. Feral cats now being handled by volunteer Joice Lange – this is a new program getting under way, so be patient.

Security: Jim Dorrance reported he has been with Security Patrol since 1995. Thanked the 65 volunteers who answer all the calls when you need help or assistance. During December 2 welfare checks, 2 medical emergencies, calls reporting kids driving golf carts in the streets and on sidewalks. These are City of Mesa streets and you must be a licensed driver to drive on our streets and if caught violating, there are hefty fines. Also assisted with 1 vehicle accident – parked car hit. Received a package from the Prosecutor office that a case from '06 is finally going to Court. Remember Feb. 23rd Chili Feed, our annual fund-raiser.

OLD BUSINESS:

- President Marv Stoll thanked Dee Miller and Marv Larson and their committees for the great job handling the election. Had a record vote (1000+).
- Also wanted to address the rumor going around about the lawsuit Settlement Agreement – documents are still going back and forth – close, but not over yet – don't have any update at this time – this is not a closed settlement yet.

NEW BUSINESS:

President Marv Stoll asked retiring Directors Linda Wood and Bob Rasset to join him at the podium. Thanked them for their 3yrs of service on the Board. Welcomed and introduced the new Directors – Cheri Whalen, Sandra Johnson and Don Fourcade. The new Directors were sworn into office. New Directors were seated and new Officers

were introduced. Treasurer, Irv St. John, Secretary, Sandra Johnson, 2nd Vice President, Tom Finger, 1st Vice President, Cheri Whalen and new President, Bing Miller.

- Meeting was then turned over to the new President, Bing Miller. Marv and Mary Stoll were asked to come forward and Bing presented Marv with an appreciation plaque for serving as President and for his (and Mary's) dedicated work during his time on the Board.

New President Bing Miller gave an overview of his ideas and stated it was time for the community to heal and start working together again. Bing said that starting Feb. 1st, a new program will be put in place called ~ **CITIZENS TIME** ~ it will be open to all homeowners who want to come and discuss issues or concerns with Bing and several other Board members. This will be available between 9am till Noon on the first of each month starting in February and continuing thru May. Please call the office to arrange a time.

OPEN FORUM

No items were submitted for discussion.

Motion made and seconded to adjourn – all Board members approved.

Meeting adjourned at 8pm.

Respectfully submitted,

Linda B. Wood, Secretary

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- APACHE WELLS HOMEOWNERS BOARD MEETING – JANUARY 3, 2008

Observers: Mickey Peterson #890, Marv Larson #848, Cheryl Shadle #1147, Judie Wenk #619, Steve Daughton #263, Joice Lange, Sharron Miller #905, Colleen MacEachern #1117, Mark Bany #256, Liz Mangini #1540, Jerry Mangini #1541, Bobby Golden #1106, Wendel Mead #35, Sandra Johnson #870, Elsie Fugman #207 and Carolyn Agee #415.

Meeting called to order by President Marv Stoll at 8:07 AM. Board members present were Jim Bonnell, Jo Gregory, Bing Miller, Ernie Shoults, Irv St. John, Bob Risset and Tom Finger. Absent: Linda Wood.

Meeting Agenda: Board members were asked to review and approve the meeting Agenda. Motion made and seconded-all board members present approved agenda.

Secretary's Report: Motion made and seconded to dispense reading Minutes of the December 20, 2007 Board Meeting – Minutes approved to be filed in the record book.

Treasurer's Report: Irv St. John gave the Treasurer's report. Motion made and seconded to approve report – all Board members present approved, report to be filed for audit.

Balance Checking 12-1-07	\$84,069	Balance Savings	\$ 11,754
Deposits	48,712	Interest & Deposits	1,891
Disbursements	57,128	Disbursement CD to Reserve	50,000
		3-CD's	150,000
Balance 12-31-07	\$75,653	Balance	\$113,645

Total Operating Funds available 12-31-07 \$189,299

Reserve Funds as of 12-31-07 \$ 50,000

Irv St. John stated that on Friday, December 28, 2007 he called the Board members to ask them their vote to move one of the \$50,000 CD's to Reserve: Linda Wood, Bob Risset, Jim Bonnell, Bing Miller, Tom Finger Ernie Shoults and Irv St. John. The vote was 6 – yes, 1 opposed. Jo Gregory was absent. Irv asked for a motion to accept this action. Motion was made and second to accept the action of December 28, 2007 to transfer one \$50,000 CD to Reserve Fund. Discussion followed. All Board members present approved. Irv then made a motion to amend the 2008 budget to add to account #1630 Blacktop/Dust Control the \$29,364 that was not used in 2007. Motion was made and seconded approved by all Board member present.

Committee Reports:

Pool: Ernie reported that the report would be covered under Old Business.

Exercise Room: Jo Gregory reported that Joan and Don Herbison who have served on the committee for 5 years and have done a great job have resigned. Fire Inspection found old chemicals that need to be disposed. Foster Pools will dispose of the chemicals that are non-toxic. I am waiting to hear back on status of other chemicals to find best way to dispose of them. I have not heard from Gary Peterson, therefore I wrote him a letter; awaiting response. Cheri Whalen will have a report on lease equipment mid-January.

Architectural: Jim Bonnell reported that there were 5 Home Inspections for December.

Enga's Report: Getting quotes on increasing liability to 10,000,000-20,000,000. A letter was sent to the insurance agent regarding steps being taken to better educate our new Board members and define duties of Officers. It will be more difficult to get a new company to insurance us due to litigation also rates will probably increase.

Return to Committee Reports:

Maintenance: Cost for Fire Inspection repairs for this month \$2037. Inspectors pleased with re-inspection of the Elson Building, Strip of Buildings and Administrative Building. The Lapidary, Pool pump and chemicals rooms, Exercise Room, Shuffleboard Shed were just inspected on December 31, 2007. So work will be done to bring them into compliance. The sidewalk from bathroom south to oleanders, gazebo to shed and front of Administration Building has been laid. Jerry Mangini then presented a plan for a new sidewalk from the oleanders south to the Softball Activity area. Motion was made and seconded to accept proposal. Motion was amended to have a sidewalk 4 foot wide with association to contribute a sum not to exceed \$1200 and the excess paid by the Softball Teams. Motion approved by all Board members present. Bob Risset stated that he would continue to serve on special projects after his term on the board is finished.

Special projects that need to be worked on, well site fence, eaves and stucco on Administration Building.

Activities: Beverly Fourcade reported the Spanish and Bridge classes with be held January-March. She is also looking into the program Walk across Arizona.

Beautification: Inventory to be taken this month. Aluminum can bins has been modified for ease in emptying. Cardboard bins all full may need to take a newspaper bin and change it to cardboard. Jo Gregory will check into recycling for plastics and glass.

Arbitration: 123 Concerns for the year with 7 still open along with 1 stray cat concern open.

Publicity: No report.

Old Business: Ernie Shoults has received one verbal estimate for \$2000 to repair shower rooms. The Board has asked him to get the quote in writing. Marv Stoll is waiting for quote on hot tub to bring it into compliance with the county. Quote should be in first or second week of January. Review of office cross training: Teri has done open and close of month, checks, late statements and report, financial reports, etc. The late statements and report have been added to her duties. There is also a manual available for her to review and study,

New Business:

Marv Stoll and Linda Wood invited Management Company to visit and tour our facilities. We asked for a proposal and quote of recommendations that in their estimation would benefit our community. Quote should be completed by second week in January. The Board at that time may schedule an approximately one-hour presentation of their services and advantages. Of course, at least two more companies should be interviewed and all costs and services compared before deciding if this is right for our complex and to move forward and present to the community. Marv reminded all Committees chairs to have report of over-view for the year ready for the Annual Meeting next week. A Request for Check/Payment form was presented – for discussion at a later meeting.

Motion made and seconded to adjourn – all Board members present approved.

Meeting adjourned at 9:03 AM.

Respectfully submitted,

Minutes taken by Enga Bach

In absence of Secretary