

**UNOFFICIAL SUMMARY OF
Apache Wells Board of Directors Meeting
December 2, 2010**

PROPERTY OWNERS CONCERNS: None

CALL TO ORDER: President Paul De Mond called the meeting to order at 8:05AM.
Present: Paul DeMond, Walt Winder, Don Fourcade, Carolyn Agee, Cheri Whalen, John Seader, Dale Teich, Barbara Bastedo.
By phone: Sandra Johnson

APPROVAL OF AGENDA: Approved unanimously.

APPROVAL OF MINUTES: November 4, 23, 2010 approved unanimously

TREASURER'S REPORT: Babs Bastedo presented her report. The report will be filed for audit. Available to residents in the AWHOA Office.

ENGA'S REPORT: Apache Wells will receive a \$10 gift card from the recycling company for increasing the amount of recycled newspaper. The card will be used as an incentive to promote recycling by residents and can be used in the company's Recycling Store.

COMMITTEES/CLUBS: No Reports

UNFINISHED BUSINESS

1. Signage for Activity Complex - Babs Bastedo: The board is looking into a number of companies to produce signage for the Activity Complex (aka "Strip Mall"). It was recommended that the same company that did the signage on the AWCC Building be used for continuity. Letters for the Activity Complex sign would be 12 in. and 4 in. for signs such as woodworking, library, billiards, etc. Rooms A-D would have Native American names: Navajo, Cherokee, Zuni and Hopi. Exact locations for the signs would be determined later. The 3-D letters will be weather resistant. The estimated cost is \$6000 and may include installation. \$7000 is available in the budget for this project.
2. Website - Babs Bastedo: Association Voice has been chosen to design and host the Apache Wells Community Website at \$175 per month. Startup fees include a \$475 setup fee, \$85 graphics fee, \$90 training fee for volunteer website administrators, and \$525 for the first 3 months. It is believed that the website can generate revenue to offset costs thru ads from local businesses. The website will feature public access and password protected resident access. At the request of President DeMond, the board will vote on signing a contract with Association Voice at a future Special Board Meeting (TBA). The website should be up and running by March 2011. To view an Association Voice designed and hosted websites click on <http://prescottlakescommunity.org/>. Signing the contract with Association Voice was approved 8-1. President DeMond wants to read the contract before signing it.

3. Hughes Building Update - Cheri Whalen: A letter of intent has been sent to the owners of the former Apache Wells Realty Building indicating the Associations interest in purchasing the property. The initial price was \$612,000, which the Board quickly rejected as overpriced, given the state of the economy and housing market. The owners have obtained a recent appraisal on the property, which is more in line with current market analysis. Due to ongoing negotiations, that figure is unavailable for publication at this time. The Board will be meeting with their bank to work on the financing for a possible purchase. It has been pointed out by the Board that there will be no need for a special assessment or increase in the general assessment dues, should the building be purchased.
4. Concrete at Gazebo - Paul Demond: The large rocks at the Gazebo will be removed and replaced with concrete the same color as the roof tiles. The split-rail fence will be updated or replaced if needed. The cost for this project is budgeted.
5. Pool Furniture - Babs Bastedo: A number of sun-damaged pool chairs will be rehabbed at a cost of \$60 per chair, which includes painting and re-webbing. Also, there are 40 chairs and 6 chaise lounges in storage. It was recommended that 3 additional tables with umbrellas be purchased. We currently have 7 on the pool deck. The net cost will be \$1800 since there is already money in the budget for this project. Approved 9-0.
6. Fitness Center Building Plans - Babs Bastedo: A new 2-story Fitness Center is in the planning stages to replace the current facility, which has been described as old and difficult to maintain and would be demolished. The new building would sit on the same “footprint” as the current one and would have an elevator for access to the 2nd story. This is in the planning stages and would be a long-term project. It would be financed by establishing a building fund, promoting fundraising activities and events and thru donations from residents. A request for \$2000 for initial planning costs and drawings was made. Approved 8-1.

NEW BUSINESS: None

TOO LATE FOR AGENDA: Carolyn Agee announced the following dates for our Annual Election of new Board members.

December 13 - Meet the Candidates Night 7:00PM in Room A

December 14 - Ballots available for pick up 8:00AM-3:00PM in the AWHOA Office

December 15 - Remaining Ballots will be mailed out

January 3-7 and 10-11 Drop off ballots in the double locked ballot box at Admin. Bldg.

January 11 – Election Day voting from 8:00AM-3:00PM

January 12 - Counting of Ballots/Results

ADJOURN: The meeting was adjourned at 9:50AM. The motion was approved unanimously.

Bob Teague #196

From notes taken at meeting