

Apache Wells Board Of Directors Special Meeting By Teleconference August 11, 2009

The meeting was conducted via a telephone conference call scheduled by Enga Bach, AWA Executive Office Manager. The meeting was called to order by President Cheri Whalen at 9:00AM.

Board members present were: Cheri Whalen, Paul De Mond, Don Fourcade and Enga Bach, Executive Office Manager. Attending by teleconference were Sandra Johnson, Irv St. John, Ernie Shoults, and Carolyn Agee. Jim Bonnell and John Scader were absent.

The purpose of the meeting was for discussions, planning, review and/or status regarding agenda items.

1. 2008 Audit Report and Recommendations.

Accountant Reggie Brooks audited the association's records and reported that they were complete and did not have any significant problems. He made recommendations that can improve recording procedures. The Audit is projected to be finalized by the end of September and will be available for inspection in the AWA Office.

2. 2010 Budget Planning.

It was recommended that there be a room by room breakdown for the Maintenance budget instead of a lump sum. Clubs should also submit an itemized budget when requesting their annual funds. If at year end, there exists an overage in the operating account, the Budget Committee should consider the application of carryover moneys for the coming year General Fund and/or into the Reserve Fund for capital improvements. A suggestion was made for incentives for residents to pay their Homeowners Fees by monthly Sure Pay, every six months or annually, which would reduce bank fees that are approximately \$300 a month.

3. Reserve Study.

The 270+ page first draft study by Great Boards was received by the President, who gave a brief report. Don Fourcade and Cheri will be reviewing the draft report with Great Boards. When finalized, the recommendations will be considered as part of the 2010 Budget Planning process. The final report will be available for inspection in the AWA Office.

4. Amending 2006, 2007 Tax Returns; 2008 Federal & State Tax Refunds.

Reggie Brooks, the AWA's current accountant, engaged in 2009, identified that the association overpaid estimated taxes in 2008. Refunds of \$9878.95 have been received and approximately \$3000 will be refunded in the coming months. The AWA's prior accountant has been asked to amend 2006 and 2007 tax returns. Additional overpayment refunds are anticipated.

5. Attorney Reviewing Association Governing Documents.

Mr. Maxwell, the AWA's attorney, was given the association's documents (Bylaws and Covenants) to review. He reviewed the previous law firm's and the Bylaw Committee's recommendations and determined that it will cost more to amend the current governing documents than to write new ones. He did not charge for his review services. His fee to draft updated documents will approximate \$6,000.

6. Facilities/Fixed Assets.

Rooms A/C renovation: rooms separation movable walls; new window coverings; energy efficient appliances; supplies for everyone to use were discussed. New energy efficient windows were installed in all the strip mall rooms. The strip mall exterior needs painting. The old asphalt parking lot needs recoating in some areas and full replacement in others, the newer asphalt requires periodic sealing. Asphalt bids are being obtained.

Swimming Pool/Shower Rooms: Three bids for cool decking will be acquired the shower rooms have not had consistent cleaning, but residents need to take better care when using them; put off buying new pool furniture until pool decking and infrastructure work, if required, is completed.

The wall at the north corner of Recker and Hermosa Vista has current obstruction of traffic and will be addressed this fall when Beautification volunteers are back.

Following discussion regarding the Ceramic Club's non-repairable kiln, a motion was made by Sandra Johnson to approve the purchase of a kiln not to exceed \$2300. Seconded by Ernie Shoults. Motion approved by seven yes and two absent.

A motion was made by Irv St. John to purchase a heat pump/air conditioner, that sets on top of the Rec. Com. building and services the Beauty Shop, for \$5825 plus tax from three bids. Seconded by Sandra Johnson. Motion approved by seven yes and two absent.

Due to the time of 11:00, the remaining agenda items will be discussed at the October Board Meeting. A motion was made by Ernie Shoults and seconded by Don Fourcade to adjourn the meeting. Approved.

Carolyn Agee, Secretary