

Meeting Minutes for January 18th, 2012
2 PM AZ time

Board in Attendance: Via skype; Brian Wilson and Bill Siegel
At the club house; Chris Ferril, Susan Sundsby and Larry Moore

The meeting was called to order by Chris Ferril.

Chris made a motion to accept the December meeting minutes which was seconded by Susan Sundsby and Brian Wilson.

Treasurer's Report

There were a number of carryover adjustments from November that have been made to the December budget. This includes the item for an allowance for delinquent assessments and placing deposits for gas onto the books, as well as the income from the Comcast payout issue. There were some legal fees in December, as well as some utility charges.

Regarding the current budget, we are very close on all points.

Chris Ferril asked if the audit, which had been approved by the board previously, had been started. According to Susan, this audit will be starting the following Friday.

Landscaping Committee Report

Carol LaCroix reported in the absence of George Lord. In this report, the LC has updated some of their planned expenses and projects. There was some discussion about a tree near building #2 which was blocking the view of some residents and whether or not this was a cost related to the HOA, or if the residents with the obstructed view should pay. The board had previously agreed it would be an HOA expense, as the tree encroached onto building #2.

Carol noted that the LC is looking at each tree on the lot for any special needs. It was also noted that the landscape architect should have an updated project report by the end of January to look at all financial and other priorities on the site.

Carol mentioned that the LC is looking at the current state of the irrigation system. Looking for redundancies in watering on certain areas, and to what extent and where any adjustments to the nozzles need to be made. The LC is looking for any broken sprinkler heads etc.

Old Business

There are still many windows left in the club house that have moisture trapped inside of the double panes. Although we have received quotes on fixing windows, it has essentially become an issue put on the back burner due to the expense not being budgeted for at this point. Clarity also needs to be provided in the estimates provided as to specifics, such as do the quotes cover double paned windows? The issue was tabled pending future clarifications from the vendors.

Chris Ferril has met with a locksmith regarding the key card project around the pool and the club house. There is still more need for clarification as to who will be doing what and when regarding the installation. References of the vendors need to be contacted. Chris would like to visit other complexes that use this system to see how it works. Larry mentioned he'd like to join in for this.

New Business

Priscilla Garcia mentioned that the company that owns the moving truck which struck and damaged the garages (#1) is going to pay for the repairs, but they would like their appraisers to come in and assess the damages as well before they do so.

Susan Sundsby discussed the dues increase from the La Reserve Master Association, and that it was going to be increased. There was a discussion about the timing of the HOA payments to La Reserve and whether or not we should just pay the fees once we receive them. Otherwise, we are paying out more than what we receive from homeowners. Because La Reserve assesses a late fee of \$25 per unit to the HOA, there is a need to get the lawyers involved regarding the timing of our payments to La Reserve. Questions also arose regarding the La Reserve Association, what we get from them, who are the people on this committee and what is being done with the money we pay? To date, nobody seems to have any documentation as to what the process is with the La Reserve Association and the allocation of funds.

Call To Audience

Jimmy Ferril asked Brian Wilson if there was any word concerning the big signs at the front of the complex and if they were going to be replaced with smaller ones. Brian mentioned that the partners are in a disagreement about this, however he would look into getting a solid answer by the next board meeting in February.

Dave Heine asked about the meeting minutes and how to obtain copies. He also mentioned that he'd like to know what is on the meeting agendas.

Marcy Fralick mentioned that there was a roofing company on building #11 recently and nobody knew about it. She was concerned that people can do this without supervision and we all don't know what they are actually up to.

Chris Ferril mentioned that there were some lingering concerns about the water main shut offs for each building, and that residents need to know how to shut off the water in an emergency beyond just trying to contact Tom Martinez to do so.

Alice Shull asked about the status of the signed amendment to the condo docs regarding the garages. Chris Ferril mentioned that we are still waiting on the signatures of 2 residents to complete this issue. Chris also mentioned that the garages are limited common property and thus subject to be taxed to the owner of each garage – just in case anyone out there was still wondering about this issue.

Chris Ferril also discussed the need for a certificate of occupancy for the club house before it can be rented out.

Chris Ferril called to adjourn the meeting and mentioned that the next board meeting would be on February 15th.

Homeowners in attendance:

Tom and Suzanne Morton
Carol LaCroix
Dave and Pat Heine
Jill and Tom Perry
Scott and Betsy Bowie
Ernie and Alice Shull
Henry DeVuono
Steve Hill