

Minutes
VLPOA Board of Directors
Meeting of March 20, 2010

The meeting was called to order by Board President Judy **Mabie** at 9:30 a.m.

Pledge of Allegiance

President Judy **Mabie** talked about last night's Meet and Greet which had at least 20-25 residents representing various clubs and activities. Approximately 45 – 50 new residents came to talk with the representatives. Jack **Donovan** will be setting up this event every year. We had a great turnout.

There was a moment of silence for Board member Vada **Bowers**.

Roll Call: Present: President Judy **Mabie**, Vice President Joe **McCord**, Treasurer Richard **Feyrer**, Directors Tony **Fiore**, Chet **Homan**, Lori **Norris**. The Secretary position is yet to be voted on. Deb **Wojnar** has volunteered to be Recording Secretary. Also present: Community Manager Jack **Donovan**

1. Minutes were unanimously approved for:

Business Meeting of February 17, 2010
Annual Meeting of March 02, 2010

Joe **McCord** made a motion to postpone approval of the Reorganization Meeting of March 10, 2010 until the April Board Meeting. The motion was seconded by Tony **Fiore** and unanimously approved.

2. Committee Reports:

a. **Architecture:** Dick **Matsuishi** reported the Committee had 24 requests and made 7 resale inspections. The Committee finished the mandated community scanning and will be reviewing those to see if there are violations and rendering reminders of anything that might need correction.

b. **Maintenance:** Howard **Penn** reported that there was no report at this time.

c. **Lakes:** Jack **Donovan** reported a problem on Lake #2 along one of the southern fingers with debris piling up. The boom was taken down because we thought it was impeding the water flow. The boom will be put back up to see if it takes care of the debris. The Committee will be looking for algae in early April. Water Resources will be coming in to treat the finger on Lake #1 with bacteria which eats the slug on the bottom of the lake. The cost will be \$20. This will keep the lakes in good shape through the winter and the fall.

d. **Finance:** Judy **Mabie** reported that the Finance Committee has not had a meeting this month.

e. **Landscaping:** Jack **Donovan** reported that Valley Crest Landscaping continues to do an excellent job. Every Friday morning Jack travels around the community with Valley Crest reps looking at hotspots that were taken care of during the week. Anything that has been reported to the office is taken care of by the following Friday.

f. **City Liaison:** Joe **McCord** reported that he did not attend the City Council meeting that was held on 03.02.10 because it coincided with our Annual Meeting.

3. **President's Report:** Judy **Mabie** reported since she had only been in the office for ten days, this report would be quite brief.

First, I want to thank every member of the Board for their dedication and commitment to serving this fine community. The day to day responsibility and hours of time and effort to follow through on various necessary appointments, as liaisons and/or committee members, may not be apparent to some of our residents but the track record of the retiring Board was great especially as measured by the lack of C & C (criticism and complaints) in our local newspaper. I have every reason to believe the cohesive functioning of current Board, with the addition of Dick **Feyrer** and a yet unnamed additional member, will successfully and responsibly meet the challenges of decision making (and in this economy, problem solving) to maintain Ventana Lakes as an active, pleasant, safe, harmonious community to proudly call home.

Although there have been two resignations noted in our January and March, 2010 minutes, which were to be effective March 30th, I am excited to announce that written communication from Lori **Norris** and Chet **Homan** has been received indicating their wishes to rescind their resignations. It is with great pleasure that I accept their written requests to rescind those resignations and I'm sure I speak for the rest of the "old-timers" in saying "WELCOME BACK, even though you never actually left". And all of us will be happy to share the many extra Director responsibilities still unassigned even though most of us have already taken on three or four.

It has been an unusual beginning to our term of office starting with a spirited election of officers followed four days later with the passing of Vada **Bowers**, one of our newly elected Directors. Let us quickly regroup with energy and enthusiasm taking on our responsibilities with compassion and understanding, good listening skills and leadership ability.

4. **Treasurer's Report:** Attached

5. Manager's Report: Jack Donovan reported:

a. We continue to suffer leaf scorch on our oleanders. Valley Crest is cutting them back and to date has trimmed back 184 oleanders. It will be two more months before we can determine if cutting back the plants has solved the problem.

b. The portico at the Recreation Center, near the pool, has been repaired as has the roof. The area has been repainted and we anticipate no further problems.

c. Other than some debris at a finger of Lake #2, Water Resources tells us that the Lakes are in good shape. Work on the Lake #8 vault has been completed and the recirculation system is working again.

d. A representative from APS will be out next Friday to ascertain that the solar arrays have been installed and that we are eligible for our refund. We will keep the Board and the residents informed of our progress.

e. The fire suppression unit in the kitchen has been changed out and a final inspection of the new system will be made by the Peoria Fire Marshall during the last week of March.

f. We have had an ongoing problem with the spa heater at the Yacht Club. Immediate Pools, our pool service company, was in yesterday and completed the repairs.

g. A representative of Association Reserves has been on the property for two days this week, collecting the necessary data and is working on the 2010 Reserve Study. We should receive a preliminary report on the study in mid-April. Our thanks to Don Holtzee for working with the Association Reserves inspector.

6. Operational Matters: Jack Donovan reported:

a. Canada Geese – We will begin feeding the geese both on Lake #2 and Lake #8 next week. They will be fed for two weeks, after which the Wildlife Services will come in and feed them corn with an anesthetic and remove the geese. In addition, we have asked Valley Crest, our landscapers) to give us a quote on oiling the eggs of nesting geese. We have, at this time, not gotten the quote.

b. Recreation Center Portico - As reported above, the work on the Recreation Center Portico has been completed. The next step will be the installation of gutters, which will guarantee no future damage from water on the roof.

c. Repair or Resurface of the Tennis and Pickle ball Courts – I have provided copies of the three bids we have received regarding the work to be done on the Tennis Courts, they are:

Pavement Pros-Resurfacing, \$16,150; crack sealing, \$11,585

First Serve-Resurfacing w/o fiber mesh, \$6,895; with fiber mesh, \$7,495
General Acrylics-Resurfacing, \$10,980

The Management has no recommendations, except to say that we have used Central Paving, the parent company of Pavement Pros.

There was a motion to by Dick **Feyrer** to have these proposals referred to the Finance Committee and an amendment to the motion by Lori **Norris** to have the Finance Committee look into how much it would cost to have the Tennis and Pickle ball courts reconstructed instead, and seconded by Joe **McCord** and unanimously approved.

d. River Rock and Irrigation Proposals from the Garden's landscapers. There are three proposals:

Garden's/Common Irrigation-Lots 23-34 back and front yards and common areas H-K. Total cost \$4,250 divided as: Gardens, \$2,975, 70% of cost, Common, \$1,275, 30% of cost

Garden's/Common Irrigation-Lots 81-88 back and front yards and common areas L,M,N. Total cost \$3,750 divided as: Gardens: \$3,375, 90% of cost, Common, \$375, 10% of cost

A motion was made by Joe **McCord** to accept the two proposals, which include the irrigation for Lots 23-34, 81-88 and common areas H- N, and was amended by Dick **Feyrer** to have the two proposals referred to the Garden's Advisory Committee for review before we make this expenditure, and seconded by Tony **Fiore** and was carried by a 5:1 abstention.

7. **Old Business**

a. **Asphalt Plant:** Joe **McCord** reported there is an effort by LaFarge North America to build an asphalt plant less than a mile from where we are sitting. There will be a meeting here on the 29th of April at 10 a.m. It will be the second hearing on the LaFarge permit. He will present a resolution to the hearing panel, Maricopa County Air Quality Permitting Department. They will be the panel that will make the decision to issue the permit to build this plant. The resolution is attached. A motion was made by Joe **McCord** and seconded by Judy **Mabie** and was unanimously approved.

8. **New Business**

a. **Vacancy Term:** Judy **Mabie** stated that the Board needed to make a decision on the length of the future appointment to the Board based on page 7 of the By-Laws. Residents who are interested in applying for the vacant Board seat need to do so in writing by April 14th and interviewing will begin on April 15th. A motion was made by Judy **Mabie** that the Board, after interviewing candidates, will appoint a person for the remainder of Vada's term. The Community will then elect in March a person that will

serve the remaining two years of Vada's term. The motion was seconded by Joe **McCord** and was unanimously approved.

b. **Legal Representation:** Possibly changing from Carpenter-Hazelwood to Ekmark. A motion was made by Judy **Mabie** to change our legal counsel from Carpenter-Hazelwood to Ekmark. The motion was seconded by Joe **McCord** and was unanimously approved.

c. **Appointment of a Recording Secretary:** A motion was made by Judy **Mabie** to appoint Deb **Wojnar** (volunteer) as the Recording Secretary. The motion was seconded by Dick **Feyrer** and was unanimously approved.

d. **Appointment of a Bingo Proceeds Coordinator:** A motion was made by Judy **Mabie** to recommend with gratitude that Bill **Keitel** take over this position and he will be assisted by Patty **Bracken**. Patty **Bracken** will also train RoseAnn **Fiebig** and Eileen **DeMeloitz** to assist when someone is absent. Bill Keitel's title will be Bingo Proceeds Coordinator. The State requires this position be a Board Director, however it is non-voting position. The motion was seconded by Joe **McCord** and was unanimously approved.

e. **Appointment of Finance Committee Members:** Dick **Feyrer** intends to propose to the Board a change in the Finance Committee's meeting procedures, possibility this summer. He would like to see the initial organizational meetings be held expeditiously but as the budget preparation process begins to emerge a lot of preliminary numbers will change as the process moves along. He would like to propose that the Finance Committee meetings be posted so that the residents will be able to attend as observers. Outside of the actual Finance Committee meetings, there will be informal meetings to give the residents an opportunity to approach Board members and/or Finance Committee members with your ideas, suggestions, to ask questions or bring concerns.

Judy **Mabie** made a motion to appoint members that have gone through the interview process and selected to the Finance Committee. The nominees are: Larry **Englerth**, Lori **Norris**, Bob **Edenhofer**, Harold **Hoffman**, Donna **Griese**, Dick **Feyrer** as Chair, and Judy **Mabie**, according to the rules, ex-officio in attendance at the meetings. The motion was seconded by Joe **McCord** and the motion passed by 4:2 abstentions.

f. **Appointment of a Board Committee to fill a Board vacancy:** Joe **McCord** made a motion to create a 3-person panel to interview prospective applicants for the vacancy. This would be an appointment to finish Vada's term. Judy **Mabie** seconded the motion and was passed by 5:1 no. Judy **Mabie** suggested that each Board member may submit two questions to be compiled into a question sheet and those questions would be asked to the applicants, uniformly. Judy asked for the questions to be given to her by April 10th. Joe **McCord**, Chet **Homan** and Judy **Mabie** volunteered to be on the Committee. Lori **Norris** made a motion to have the above members accepted. Joe **McCord** seconded the motion and was unanimously approved.

g. **Appointment of Board Members to recommend recipients of “Make a Difference” Fund:** Judy **Mabie** made a recommendation to have the Treasurer and/or his designatee and the President and/or her designatee to meet with the Community Manager and make the decision as to who would receive the funding. This year the funding is limited to \$24. Joe **McCord** made a motion of Judy **Mabie’s** recommendation. Tony **Fiore** seconded the motion and was approved by a 5:1 abstention.

h. **Appointment of Board Members regarding “Pre-level” status, Assessment Collection Program:** Judy **Mabie** recommended that the Treasurer and the President work with the Community Manager in making these decisions for “Pre-level” status. Joe **McCord** made a motion of Judy **Mabie’s** recommendation. Tony **Fiore** seconded was unanimously approved.

i. **Criteria for determining recipients of “Make a Difference” Fund:** The Finance Committee came up with some suggestions: 1. Verification of monthly income and expenses. 2. A report of extenuating circumstances. 3. Credit reports obtained by the homeowner that they would wish to share with us to show need. Judy **Mabie** would like to refer this issue to the Finance Committee and ask them to rethink the criteria.

j. **Renaming “Make a Difference” Fund:** Judy **Mabie** made a motion to change the name of the “Make a Difference” Fund to “The Vada Bowers’ Make a Difference” Program. The motion was seconded by Joe **McCord** and was approved by 3:2 no, 1 abstention.

k. **Restructure Board Meetings by adding an open forum:** Judy **Mabie** suggested that we structure the comments that may be made during the meetings but open up, after adjournment, to anyone who would like to speak for a limited time. The total time allotted would be no more than 15 minutes as a whole for discussion of non-agenda items, to ask a question, and/or seek information. Joe **McCord** made the motion. The motion was seconded by Dick **Feyrer** but was not approved by a 2:4 no.

l. **Robert Rules of Order:** Joe **McCord** moved to table item l to the next Board Meeting.

m. **Change in Coffee/Forum Meetings:** Judy **Mabie** reported that as the Board discussed at the Organizational Meeting, the monthly Coffee/Forum meetings would be cancelled. Coffee/Doughnut Socials will be held only on the four months of the year when a Saturday 9:30 a.m. Board Meeting is scheduled (March, June, September and December).

The Banner Blood Pressure staff will be available at the Rec Center Library the 3rd Saturday of each month from 8 to 9 a.m., if attendance warrants it.

9. **Adjourned** at 11:55 a.m.