

VLPOA Board of Directors Meeting of May 19, 2010

The meeting was called to order by Board President, Judy **Mabie** at 6:30 p.m.

Pledge of Allegiance

Present for roll call: President Judy **Mabie**, Vice-President Joe **McCord**, Treasurer Richard **Feyrer**, Directors, Tony **Fiore**, Lori **Norris**, Chet **Homan**, Dick Matsuishi and Community Manager Jack **Donovan**.

Guest: Max Porter, Deputy Director of Maricopa County Dept. of Public Health, stated that he appreciated being invited to Ventana Lakes and hopes to be invited to other homeowners associations to discuss air quality issues. The mining industry is not going away and this department needs to decide how to inform and instruct people about what their department can do and what they can't do about air quality issues. Mr. Porter introduced Holly Ward who is their Public Information Officer and has been with the agency for a number of years and hopefully will be able to help him out since he is new to the agency. As long as the business applies for a permit and agrees to follow the department rules they will issue a permit but, if they don't, the agency will fine the business very heavily. The State of Arizona has passed a law (Statute 11830) that restricts any agency's ability to prevent mines and farms from any zoning ordinances. The only way to change this law is to write or call your State legislatures, Jack Harper, State Senator, Tom Boone, and Judy Burgess, with statistical information which can be obtained through monitors.

The air quality monitors that are used by the County Dept. of Public Health cost \$110,584 but for Ventana Lakes, and other communities, a monitor that shows PM 10 microns (dust) indexes would cost between \$4,000 and \$10,000 and they would give VL enough data to go to the legislatures, Health Department, etc.

1. Approval of minutes:

Business Meeting minutes of 04.21.2010 were unanimously approved
Executive Meeting minutes of 05.10.2010 5:2 abstained-Tony Fiore, Joe McCord
Reorganization Meeting minutes of 05.18.2010 6:1 abstained-Tony Fiore

2. Committee and Liaison Reports:

a. **Architectural**: Laura **Miller** reported the Committee processed 22 requests, completed 53 inspections, 17 resale inspections for the last 2 months and 0 denials. There will not be a meeting on 5.31.10. 1 Resident paint scheme failed inspection.

b. **Maintenance**: Dave **Bracken** reported an ant invasion at the Cove's pool which was closed and the deck was treated. The condition of the Cove's pool deck needs to be looked at and added to the Reserve Study. Four times in the last 5 weeks the steam

room generator has been turned onto the highest temperature, the timer set for full length of time and with the door propped open. The steam fills the hallway all the way to the pool doors in a half hour. An electrician is going to install a switch which will turn the generator on only if the door is shut.

c. **Lakes:** Jack **Donovan** reported that algae were spotted on Lake #9. Water Resources was called and will take a look tomorrow and give me a report. Concerned residents have called about boats with standing water in them. I will take a look tomorrow and assess how many boats having standing water.

d. **Finance:** Dick **Feyrer** reported that the Committee discussed again whether to recommend cutting costs by publishing the Ventana Views in-house, and reviewed examples of that type of newsletter published by other area homeowners associations, provided by study lead Donna **Griese**. Because of a new set of updated cost projections are due in about two weeks, the Committee postponed any recommendation pending further study. No consideration was given to stopping publication entirely, although there was some discussion in planning improvements in the Association's on-line presence long term internet.

A presentation on utility costs by Larry **Englerth** provided the welcome news that the Association can expect no electric rate increases for 2010 or 2011 and a report on projected natural gas rates could be available to the Committee next month.

Committee members and the Treasurer plan to meet on vetting or taking an early look at some of the Reserve Study recommendations for 2010 and 2011 and our meeting will be just two days after the Board reviews the Reserve Study.

Also, the Committee voted 5-0 to recommend to the Board to adopt the proposed policy allowing the Association Manager to spend up to \$2,500 without prior Board approval. The policy will be explained in detail before it is enacted. This would limit his authority to spend more than that even in an emergency without prior authorization from the Board President using a cost estimate. Only in extreme circumstances would the advance notice requirement be waived temporarily.

Committee members tentatively decided to hold a meeting in public soon to test the logistics involved. Residents will be able to come and listen.

d. **Landscape:** Jack **Donovan** reported that earlier this week and last week he checked around the Community and we have a lot of weeds. I set up a schedule for Valley Crest and they have already started attacking the weeds and trimming. We have some issues to discuss with VC about line of sight coming out of 109th Ave going into 104th Dr. where bushes need to be trimmed back so drivers have a clear line of sight as they move through the intersections.

e. **City Liaison:** Joe **McCord** reported that the Mayor of Peoria made a proclamation supporting the Ventana Lakes Homeowners' Association opposing an

asphalt plant. No Parking signs, along the Shore streets, reportedly were not put up by the City of Peoria. The residents of the Shores should be heard and the Board should make a decision.

The City of Peoria would like a new hospital to be build near Happy Valley and Lake Pleasant Roads.

At the Peoria Library, along Lake Pleasant Road, in about 5 months you will see three sculptures which will resemble an asparagus spear.

The City authorized \$110,000 to pay for a design group to look at an alternate truck route and reports monthly. The alternate truck route being looked at will be 112th going North up to Pinnacle Peak and then over to 107th Avenue.

g. **Garden's Advisory:** No report until the agenda item.

3. **President's Report:** Judy **Mabie** reported that once again, Tony **DeMont** and his RED, WHITE and BLUE TEAM will be out at dawn's early light lining Beardsley Road with American flags to remind us of those who lost their lives serving and defending this fine country. Please join us in honoring those who served and are now yet serving as you join in our traditional Memorial Day celebration at the YC on Monday, May 31st at 8 a.m. Take time to greet our Peoria Councilwoman, Cathy Carlat, and the Luke Air Force Base Color Guard. Don't forget to call the office to be counted in for free coffee and doughnuts and THANK TONY and his volunteers for their patriotic leadership.

Returning volunteers to the Architectural Committee need to be given well-deserved appreciation as Laura **Miller**, once again, takes on the Chairperson's responsibilities and Lois **Owen** returns as the Committee Secretary. Thanks also to Dr. **Matsuishi** who stepped down as the AC Chairperson only to step up to the position of Board member replacing Vada Bowers.

Starting next month, I am requesting Committee Chairpersons or Liaisons to submit their reports in writing to the office 5 days prior to each monthly Board meeting. The reports will be made available at the YC entrance table along with the meeting agendas. Hopefully, we can shorten our meetings by 20 minutes or so by making these reports available in writing and/or on the website. Any Chairperson or Board member wishing to orally discuss an issue or question will, of course, be able to do so.

Probably the most time-consuming discussions for the Board these past two months have been insurance issues. Our Community Manager, Treasurer and President have examined and evaluated policies and found errors, discrepancies and inadequacies as well as double coverage and cost. It has been necessary to seek legal counsel regarding some of these issues in order to assure our residents have adequate but cost effective coverage.

May has been a busy month with Board members attending up to seven meetings. Yet, in April, I see I was involved in 12 meetings or board related conferences. I know I can

speak for all Board members in saying we are a dedicated to doing ALL we can to maintain Ventana Lakes as an attractive, active, cost-effective retirement community. But with the current economic conditions, we are forced to make some really tough decisions regarding cost-reduction. Some of these decisions are bound to make homeowners unhappy.

Yet it is frustrating when we hold open meetings to brainstorm goals, plans, projects and cost-reducing measures, only one resident attends. His input was readily accepted and has been included with our notes from that meeting. From time to time we hear criticisms that “nobody listens to us” – yet when given the opportunity to SPEAK OUT, it seems there’s little interest.

4. Treasurer's Report: Dick **Feyrer's** report is attached.

5. Manager's Report: Jack **Donovan** reported the sprinkler heads in the Management Office were recalled in early April on inspection, we were given 30 days to replace the heads, and on May 4th, the Peoria Fire Marshall inspected us and determined that all changes had been made to code. Other changes made were to the exit lights at the YC and the RC.

We replaced lights in the pickle ball and tennis courts. Instead of waiting for the lights to go out one at a time and then replacing them, we are replacing the entire bank of lights. The reason for this is that we are charged for travel time and for the ladder to get the lights and it is cheaper to do them all at once.

The gate and fence at the 104th Drive retention basin has been repaired. The gate was hanging dangerously and needed to be shored up. The fence will be painted next week.

We had a water leak from the solar array at the YC, discovered and reported by two residents. They call Pool Monitor, John **Bateman** who in turn called me. I gave John directions to turn off the solar system. We have no idea how long the water had been leaking, but the pool water level was down and John had already started to add water to the pool. Our thanks to John for being “Johnny on the spot”. HelioCol came in today and repaired the array.

We have closed the RC pool, in the past month, to allow the landscapers to trim the bushes inside the pool enclosure. We will close it again tomorrow, Thursday the 20th to again allow the landscapers to access the bushes. When we close the pool and spa like this, the closure is from 6 a.m. to 10 a.m.

As we reported last month, we have had a problem with someone using the steam room in the RC. The person or persons turn on the steam generator, turn the heat up to the maximum, and the timer to the maximum, then open the door, and fill the RC hallway with steam. My concern is for the possibility of mold developing in the bathrooms or in the hallway. Dave **Bracken** removed the door stop but discovered that someone used a bench from the Men's Room to prop the door open. We have met with Frane Electric to

determine if a switch can be installed to shut off the steam when the door is opened and then restart when the door is closed.

During the month since the last Board Meeting, we have had problems with pumps and float controls on Lakes 2, 6, 8 and 9. We lost considerable water in Lakes 2, 3, 4, 5, and 6. All of the motors, compressors and water fill valves have been repaired with the exception of the water fill assembly on Lake 6, which should be completed either next week or the week after.

We have taken down two Chinese elms at the RC Circle. These trees were endangering the palm trees and the sidewalks.

Finally, mosquitoes-we have been overrun with the little devils to the extent that Maricopa Vector Control will be in Ventana Lakes this evening at midnight and will fog the community until 5 a.m., from Rose Garden to Union Hills, and from 112th Ave to 107th Ave. Please keep your windows closed.

6. Operational Matters:

a. Construction folks are finally starting the development of the area on the north side of Beardsley, just west of Walgreens. They will be removing 7 palm trees, and because of the proximity of the trees to irrigation and Qwest lines, the trees will be cut down, and the root balls will be removed by hand. There will be no charge to the Association for this work. They will also be taking out some oleanders.

b. It has been requested by a resident that the new gate assembly at the retention basin on 104th Dr. be locked for pool key entry. The area is used by croquet players and, unfortunately, also used as a dog park, where some owners do not pick up after their dogs. A Medico lock costs \$190 which includes installation.

Tony **Fiore** made a motion to pay for a \$190 Medico lock for the retention basin gate, seconded by Lori **Norris**. The motion passed by a 5:2 no, Chet Homan and Joe McCord.

c. Revisions of contracts suggested by WVHOA seminar: Judy **Mabie** reported that Dick **Feyrer**, Jack **Donovan** and she went to a very interesting seminar about a change in the way contracts are made up. In the way of contracting for landscaping was not what would be done but what the landscaping would look like visually. This is called a results oriented contract. The seminar also covered using standard contract forms that have been reviewed by an attorney.

d. Security Cameras in the RC was tabled until the Executive Meeting.

e. Purchase of Robert Rules Guides: Dick **Feyrer** made a motion to pay for the purchase of Robert Rules Guides, seconded by Lori **Norris**. The motion was passed 4:2 no, Chet Homan. 1 abstained, Joe McCord. They will be housed in the Board office.

7. Old Business:

a. Shores Parking Issue

8. New Business:

a. Election of a Board member to the position of Secretary: Dick Feyrer nominated Dick Matsuishi, seconded by Lori Norris. The position of Secretary was voted on and unanimously passed. Dick will be our new Board Secretary.

b. Review and possible reassignments of Board member special responsibilities: Judy Mabie stated that the roster needs corrections and updating.

Board Liaison for Architectural Committee: Dick Matsuishi Board Liaison for Activities: Chet Homan

Bingo Coordinator: Judy Mabie

Kitchen: Judy Mabie

Rules: Lori Norris

Board Liaison for Website: Dick Feyrer

Garden's Landscapes & Lakes: Tony Fiore

Awards: Chet Homan

Prides: Joe McCord

Board Liaison for Pools: Chet Homan

Board Liaison for Block Watch: Joe McCord

c. Appointment of alternate to approve invoices for payment in the absence of Treasurer or President: Judy Mabie asked for a Board member to volunteer as an alternate to approve invoices for payment when either the Treasurer or President is absence: Lori Norris volunteered to be that person.

d. Appointment of VLPOA historian: Judy Mabie asked for a Board volunteer to take over this position as historian which was previously done by Vada Bowers. Joe McCord volunteered.

e. Coffee and cups to be paid by VLPOA. A resident requested coffee and cups be provided to card players and paid for by the Association. If this should be policy, all clubs and activity groups should also be provided with coffee and cups. The only groups being provided coffee and cups, at the present, are the RC coffee a.m./p.m. groups and any groups using the RC. Lori Norris made a motion to cease providing coffee and cups for clubs or organizations, or building, seconded by Chet Homan. The motion was approved 6:1 no, Joe McCord.

f. Gift bags for new residents: Bags with candles, notebooks and containing VLPOA documents have been distributed for several years to new residents. Costs for these bags have not been included in the budget. Joe McCord made a motion to continue

to give gift bags to new residents consistently, seconded by Dick **Feyrer**. The motion was passed 6:1 abstained, Chet **Homan**.

g. **2010 Reserve Study**: The Board may entertain the report of the Reserve Study. This has been tabled until a separate open meeting can be held. Judy set a meeting date of June 7th @ 5 p.m. at the Management Office.

h. **Work Study Session**: The Board may wish to schedule a follow-up meeting to the planning session to evaluate and prioritize suggestions made. A meeting time was set up to immediately follow the Reserve Study session on June 7th.

i. **Garden's Landscaping Procedure Changes**: This discussion was tabled at the last meeting at the request of the Garden's Advisory Committee spokesman. Pat **Hollod**, Chairperson stated that the Advisory Committee devised new procedures for work requests. The new procedures were approved with amendments.

Gardens' Advisory Committee Procedure For Work Requests

1. Work request to the Management Office.
2. Management Office generates an email to the Gardens' Advisory Committee outlining work to be done and costs.
3. The Advisory Committee chairperson will email a response back advising management approving or rejecting the request, pending the guidelines and budget. If rejected, management will notify the landscaper that the work was declined.
4. Upon work completion, vendor will return work order to management who will in turn notify the Advisory Committee that the work has been completed. Management will not pay the vendor until the work has been completed to satisfaction of Management Office and Advisory Committee.
5. All work that is currently on the master plan for 2010 and 2011 needs to be reviewed and re-evaluated by the Advisory Committee due to now going over budget.

j. **Robert's Rules of Order** which was tabled from the last meeting. Joe **McCord** made a motion to accept the use of Robert's Rules of Order, seconded by Dick **Mitsubishi**. The motion was not passed 3:4 no, Judy **Mabie**, Lori **Norris**, Toni **Fiore**, and Chet **Homan**.

k. **Clarification and/or changes in rules**:

1. **Annual Election voting for candidates:** Rules need to be rewritten regarding the number of votes per household in Elections based on legal advice. Lori **Norris** will help Eileen DeMeloitz to rewrite this.

2. **Increase Community Manager's dollar amount in an emergency:** Dick Matsuishi made a motion that the Community Manager has the authority to spend up to \$2,500 on a single expenditure with an immediate notification to the Board, seconded by Judy **Mabie**. The motion was passed 4:3 no, Lori **Norris**, Joe **McCord** and Tony **Fiore**.

1. **The July Board Meeting:** Several Board members have questioned the need for the July meeting. The Board may wish to vote on cancelling the July meeting when it meets in June, unless there are pressing issues to be resolved. Judy **Mabie** tabled this to next month's meeting.

m. **Wurlitzer Organ:** Board may wish to accept a donation of a 2 manual organ for use by residents.

Judy **Mabie** asked for a motion for adjournment. Lori **Norris** made the motion to adjourn, seconded by Judy **Mabie** and was unanimously passed. Adjournment was at 9:30 p.m.