

## **VLPOA Board of Directors Meeting June 19, 2010**

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

1. Approval of minutes:

Board Meeting minutes of 05.19.2010 were approved by 5:1  
Executive Meeting minutes of 05.19.2010 were unanimously approved.  
Executive and Work Session of 06.07.10 was approved by 5:2 absentions  
Executive Meeting minutes of 06.14.2010 were unanimously approved.

2. Committee and Liaison Reports:

a. **Architectural**: Laura **Miller** reported the Committee processed 18 requests, completed 33 inspections, 4 resale inspections and 0 denials.

b. **Maintenance**: Dave **Bracken** reported the Committee has performed the following assignments: repaired several chairs at the RC, treated the Cove's pool area for ant infestation, corrected the shower valve at the North Park Pool, installed conduit for the security cameras at the RC, and corrected electrical problems at the North Park Pool. We want to request the residents' continued cooperation in reporting any problems that they notice during their visits in the community. They should call the Management Office @ 623.566.6001.

c. **Lakes**: Jack **Donovan** reported with the exception of Lake #2, all lakes have been inspected for algae and found to be algae free except for algae that are eaten by the carp. Lake #2 represents a problem and has been treated for non-beneficial algae that resulted from the failure of the APS transformer, and subsequent pump failure. In the heat we had last weekend, the lake rapidly developed some algae, before the re-circulating pump was started.

Last week all lakes have been checked and are in good condition. As the bottle trees are now dropping their leaves, much of that foliage is going into the lakes. Beginning the first of July, Water Resources will inspect the lakes every two weeks.

d. **Finance**: Dick **Feyrer** reported the Committee members asked for a mock-up of a Ventana Views newspaper printed in house to be presented at the next Committee meeting on July 8. It appears likely that, beginning with the September or October issue, the publication will be produced and printed entirely in the office, reducing the cost of

production by about \$800 per issue. This is possible because of a reduction of consultant fees, newly discovered capabilities of our rented printer, and a discount on the purchase of paper.

Several Committee members volunteered to review various sections of the tentative new Reserve Study in an effort to validate certain cost estimates for replacement of association items and to attempt to identify any factual errors so the Committee Chairman can report these items to the Board. Chairman, Dick **Feyrer** reported that various technical drafting defects in the Master Insurance Contract, which covers common areas, buildings and facilities, have been quickly rectified through the efforts of Manager, Jack **Donovan**, volunteer Bill **Keitel** and Chairman, **Feyrer** and our insurance agent. The Committee also gave a cursory review to a draft contract template, under consideration for future use after review by legal counsel, and briefly discussed a proposal to use a new method for bidding landscape maintenance work.

On another matter, divided opinion surfaced on a suggestion by Chairman, Feyrer to consider proposing a board policy, consistent with present practice, which allows the Community Manager to spend money up to the limit of any major budget category without Board approval. The Manager also would seek Board approval of any expenditure over that amount, except in emergencies. Some Committee members felt the matter was a solution in search of a problem. Others said the lack of a policy could subject the Manager to allegations of impropriety for overspending, could result in uncontrolled spending, and would deter micro-management by individual Board members. Further discussion on the subject was postponed.

The Committee reaffirmed its desire to hold a public session in the near future as an experiment in open government. Spectators would be invited to observe but not participate because Committee discussions are very preliminary in nature. No date was set.

The Committee also approved the written format for applications for the pre-collection diversionary program and the Vada Bowers' Make a Difference Program.

**d. Landscape:** Jack **Donovan** reported a weekly update from Valley Crest and from Arizona's Finest Property Care (AFPC) that are emailed on Monday morning, and then loaded into his Outlook calendar. Depending on what each landscaper is doing during the week, he visits with them to address problems on common areas or in the Gardens.

As an example, he visited the Gardens to review all renovation work completed. This week, in the Gardens, AFPC checked all irrigation lines, and he accompanied them. Additionally, he visited the regular cycle trimming to determine that it met Gardens specifications.

With Valley Crest, we reviewed all native trees around Lakes 8 & 9. Those that were considered to be mature trees had their water removed (native trees do not need water,

once matured). We will do the same analysis on trees in the common areas, removing water from mature natives.

e. **City Liaison:** Joe **McCord** reported there was no regular Peoria City Council meeting since our last Board meeting so there is nothing to report; however, he did attend a regular monthly meeting of the team which is designing the alternate truck route to take sand, gravel, and asphalt trucks off Beardsley Road. There is no change in the schedule of building and opening the alternate truck route sometime during the fall of 2012.

f. **Garden's Advisory:** No report.

3. **President's Report:** Judy **Mabie** thanked residents for turning out for our Ventana Lakes' Memorial Day ceremony. Patriotism is most certainly alive and well in our Community. We appreciate the work of Tony **DeMont** and his RED, WHITE and BLUE Team for the placement of the flags along Beardsley. I'd love to see a photo of them in a local newspaper some day. Cathy **Carlat** was quite impressed with our Memorial observance and her remarks were well accepted by all who attended. Thanks again Tony and also Darrell and Ivy for their inspirational music.

Although she's not here this morning I'd like to recognize our Activity Coordinator, Tina Dunn for the variety of dances, dinners, entertainment and various activities she has been providing, yet trying to keep them affordable. The Cinco de Mayo evening with the youthful dancers wearing gorgeous native costumes representing various states were a joy to watch, and the luau was delightful as well in terms of food and entertainment. Don't miss these events next year!

Quarterly assessments are due the beginning of July. Please consider signing up for automatic withdrawal through Colby Financial Management Program, so you have one less thing to remember. Probably about one-third of those in arrears simply forgot to send in the payment.

Also, please remember to send in requests for items to be placed on the agenda 10 days prior to the meeting. The agenda is formulated at that time, sent to Board members for their input, then typed and posted 48 hours before the meeting, as required.

Starting in September, with the next issue of our Ventana Views, I'd like to initiate a new column highlighting Board actions and decisions. My thought is to make it "short and sweet" focusing on changes or news to help homeowners feel connected to our Community and "in the know".

On a personal note, on this coming Tuesday morning, I'll be in north Jersey reading "The Three Little Javelins" (a take off on "The Three Little Pigs) to my grandson's second grade class. His teacher was a 5<sup>th</sup> grader, and later a student teacher in my school. Can't believe it!

If there is a Board meeting in July, I will be joining you by telephone which is legally approved.

Work, travel and play safely this summer.

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

5. **Manager's Report:** Jack **Donovan** reported that we have removed the fruit from the date palms at the Recreation Center, both inside the pool enclosure and around the circle. The combination of the fruit, blossoms from the oleanders and lantanas and high winds gave us a "green" pool, which cleared up when the fruit was removed.

Two weeks ago, APS had a major crash at the box behind the RC. The crash not only affected power to some homes, it affected the RC and the pumps on Lake #2. After APS finished the repair work and advised us that power was on to the Lake #2 pumps, we had our pump guy come in and re-set the power to the lake.

In order to save water this summer, we have turned off the water to mature native trees around Lakes # 8 and 9. We will continue the process around Lakes # 3 through 6, in addition to natives in the common areas. We will meet with the City of Peoria to seek permission to turn off the water to mature native trees on Peoria's right-of-way.

Security cameras will be up in the RC early next month.

The fill valve on Lake #6, just north of Ventana Drive, was re-built to allow the automatic filling of Lake # 3-6. While the valve was re-built, we lost 2 inches of water to evaporation.

A new switching system has been installed at the steam room in the RC. The switch automatically shuts off the steam when the door is opened, and resumes steam when the door is closed. Hopefully, this will remove the problem of steam filling the hallway and restrooms.

6. **Operational Matters:** Jack **Donovan**

a. **Speaker phone** – A jack has been installed in the service room at the Yacht Club. We will need approximately 50' of phone line, which can be purchased locally. The cost of an appropriate phone would be \$400.00.

A motion to authorize purchase of a speaker phone with conference call capabilities not to exceed \$400 was made by Dick **Feyrer**, seconded by Joe **McCord** and passed by a 5:2 nos.

b. **Water reduction to native trees**-Discussed in Manager's Report, #3 above.

c. **Sissoo trees**-Valley Crest ditched along the wall on 107<sup>th</sup> Avenue and exposed the stumps and roots of the trees giving the residents the problem. They then injected a tree poison that will eventually kill the roots invading the yards of the residents who live on 107<sup>th</sup> Drive. The Australian Bottle trees are another tree that causes problems; in the beginning of the summer they drop leaves; at the end of the summer they will drop pods and in the winter they will drop another type of pod. We have hundreds of these type trees especially around Lake #2 which drops debris into the lake.

d. **Roster List:** Judy **Mabie** stated that the List has been okayed by the Board and, per Chet **Homan**, will be published in the Ventana Views newsletter in September.

e. **Meeting in July? August?** The history of August meetings is that one has not been held. Dick **Feyrer** had a list of items that he felt would have to be dealt with during the summer months. Dick **Feyrer** made a motion to have a Board Meeting on July 21<sup>st</sup> @ 1:30 p.m., seconded by Lori **Norris** and the motion passed by 6:1. The August Board meeting was tabled until the next Board Meeting.

## 7. Unfinished Business:

a. **Shores Parking Issue**-Judy **Mabie** stated that Dave **Bracken** has spoken to Mr. Steve Blair with the Traffic Engineering Department about the no parking signs. Dave was able to find out that the signs were erected in 6/99 and they have an ordinance number on the back. Louis **Cavagnaro** a resident of the Shores for about 18 years and stated he remembers that a committee of Ventana Lakes residents requested the City of Peoria be responsible for the streets and the no parking signs were erected on both sides of the streets by the city for emergency vehicles.

## 8. New Business:

a. **Petition against any future asphalt plants.** Residents are requesting the Board write a petition to be signed by Ventana Lakes' homeowners and sent to the appropriate county and state officials who might be able to help us in the prevention to building this plant. Judy **Mabie** thought a committee would be warranted to get signatures from homeowners. A Petition Committee was formed and the participants are Tony & Evelyn DeMont, Tom & Celeste Manor, Fran Burnside, Jean Kear, Tony Fiore, Les Keely, and Dottie Craft.

b. **Authorize Treasurer to transfer funds seeking greater interest rates and establish new money market accounts anticipating lower FDIC limits.** Dick **Feyrer** requested that the By-Laws Section H-Treasurer's Duties be changed from "fund transfers shall be approved by the Board" to "fund transfers between budgetary accounts shall be approved by the Board". This would give the Treasurer authorization to move or transfer funds to take advantage of higher interest rates. Judy **Mabie** reminded Dick that to change or amend the By-Laws would require a majority vote of at least 25% of the total voting membership in good standing. The Board majority can authorize the Treasurer to transfer funds to take advantage of higher interest rates. Dick **Feyrer**

requested from the majority of the Board to move or transfer funds to take advantage of higher interest rates for Community monies. Dick **Feyrer** also stated that in order to move or start up new accounts in different institutions it requires two signatures, the President and Treasurer. If one or the other individuals are unavailable, it presents a logistical problem. The solution was that if this situation should arise, the signature cards would be overnight mailed to the absent officer.

**c. Residents request for Board to invite Dr. Doris Rapp to speak about the dangers of pesticides.** Judy **Mabie** stated that she was contacted by a resident that is highly sensitive to pesticides. She was very concerned about the fogging that was done for the mosquitoes. She has made some suggestions based on her reading and research with Dr. Doris Rapp about pesticides. Dr. Rapp is the author of a book entitled “Para Toxic World”. The County retains a list of residents who have a chemical sensitivity and those residents will receive prior notification if spraying is going to be occurring in their neighbors. Dr. Rapp suggests that dragonflies eat mosquitoes and we might want to have a community of dragonflies here. Dr. Rapp is willing to come and speak here if invited. Judy asked the Board if they would like Dr. Rapp speak here at Ventana Lakes. Dick **Matsuishi** recommended that this request be passed onto the Activity Director and the Board agreed.

**d. Short Sale Offers.** The Board may wish to develop a policy to accept less than the amount the Association is owed by homeowners PRIOR to foreclosures or trustee sales, based on published Homeowner Tips by Ekmark. Joe **McCord** made a motion that the Treasurer be appointed to make decisions on short sales to be reviewed annually, in January, seconded by Judy **Mabie** and was unanimously approved. Carl **Digiovine**, a realtor, volunteered to provide a real estate listing showing the homes that are on short sale in Ventana Lakes to the Treasurer. Carl **Digiovine** and the Treasurer will be meeting to decide how often this information will be needed. Judy **Mabie** asked Jack to obtain a copy of a formal resolution from Lynn, if reasonably priced.

**e. Protocol for answering identical email sent to all Board members.** Lori **Norris** stated that the past protocol was that the President is normally the one to answer those emails. The President could delegate it to another Board member; if the President wanted input from the entire Board that could be done; or if one of the Board member(s) wanted to let the President know that they would like to respond to a particular email. Jack **Donovan** mentioned that there is a box in the Management Office which is available for homeowners to request agenda items. Jack asked Judy to delegate someone to secure those.

**f. Policy or past practice question.** Should the Community Manager be authorized to make expenditures for budgeted items, only if there are funds left in the line item account? Dick **Feyrer** requested this agenda item be tabled because the Finance Committee is still taking a look at it. Judy **Mabie** asked for a motion tabling this item which was unanimously approved.

**g. 2010 Reserve Study:** Judy **Mabie** showed some concern about the Study because she feels that the Board is delaying getting busy. There are 3 ways to move ahead.

1. The Board may wish to hold another work session if the representative is willing to schedule a meeting to answer questions for clarification. The representative is unavailable to meet for two or three weeks.

2. The Reserve Committee may wish to wait until after this meeting to prioritize projects and submit the list to the Board.

3. The Board may wish to delay consideration of specific items until satisfied with the facts and figures in the Study.

Remember, we have to get back to the Association about the reserves and we have to indicate whether we want changes but we were not able to indicate changes because we don't have all the information. Now we have two documents where we have some answers or we can ask the representative to meet so that we can ask and get answers. Is the Board ready to move on this? Dick **Feyrer** made a motion for the Board to have another meeting to review the Study, seconded by Joe **McCord** and was passed by a 4:2 nos, 1 abstention

#### **9. Announcements:**

- a. Thanks to the people who provided the coffee, juice and goodies, today.
- b. Thanks to Connie Petersen for donating a beautiful Wurlitzer organ. The other organ will hopefully be donated to a worthy cause.
- c. Crime Summary Report from 2010, obtained from Chuck **Schumm**, reported that our community has had, for the first five months of the year, 1 crime per month, making it the lowest crime rate in the last 5 years. Four of the 5 crimes this year happened during daylight hours, so be vigilant. Thanks to Chuck **Schumm** and the Neighborhood Watch Group for all they do.
- d. Thanks to the Italian Club for donating a \$100 check to the Vada Bowers' Make a Difference Program. The total in the fund is approximately 1200 plus dollars.
- e. There will be a benefit here at Ventana Lakes for Office Murphy who was murdered. Office Murphy's wife is the granddaughter of our resident Shirley Horton and at the time of his death had a two-week old baby and a two-year old son. The benefit will be held on July 10th. Darrell **Smith** is working on that and is asking for raffle items that can be auctioned off. Please drop off donations to Tina, in the office.

Judy **Mabie** asked for a motion for adjournment. Joe **McCord** made the motion to adjourn, seconded by Lori **Norris** and was unanimously passed. Adjournment was at 11:30 a.m.