

APPROVED  
MINUTES BOARD OF DIRECTORS MEETING  
MARCH 17, 2010

On Wednesday, March 3, Dee asked the Board via email for permission to purchase a new computer and monitor for the office. The computer tech that Dee has been using suggested that this would help with all the problems Goldi has in printing and other issues. The current computer is more than 6 years old. She estimated that the total amount would be about \$750.00 plus \$100 for data transfer and program installation.

Email Yes votes – Jan Kaufman, John Carlson, Bobbe Dexter, Lenci Loring, Joey Curtis, Dee Ruelas

No responses – Mike Zonnefeld, Ron Sipp, Late Pro Response – June Behan

Attending: Bobbe Dexter, Jan Kaufman, Dee Ruelas, Mike Zonnefeld, Ron Sipp, John Carlson, Joey Curtis, June Behan, Lenci Loring

Minutes of the January 20 and February 1 Minutes were approved as presented. Minutes of the January 29 and February 17 were approved as amended.

Treasurer's Report – Dee Ruelas

2009 Taxes were filed on time. A new computer was purchased for \$833.70. Dee moved that this cost be taken from LRP funds. Seconded; passed unanimously. Two sets of financials were presented; cash and accrual. Since we had changed to accrual basis two years ago, the IRS will require all future taxes to be filed on accrual basis. The Finance Committee has met twice. Linda Rydingsword is writing a job description for Goldi that will include an outline, the job description and a review and status report. They will meet with Goldi to finalize this.

Seven homes are in arrears in their dues. The \$10 late fee will be added to anyone who is not paid after the 17<sup>th</sup> of each month. Collection letters are being sent out. Ron objected to having the \$300 in bank charges added to this year's budget. Dee agreed that this would not be done at this time. Tom Gardner asked if there were any stipulations in the governing documents about people in arrears using the common facilities or voting. Dee will research.

Ron reviewed the January financial statements and approved that they be filed for audit.

Women's Club – Joey Curtis

The monthly buffet on March 12, hosted by the Raimondis and Skaggs, had 47 people in attendance. The monthly calendar showing dates the clubhouse is in use by the Association or private parties will be posted in the Directory window in front of the Clubhouse. Goldi will keep it up to date weekly. The Verde Girls are hosting a Cuban Pig Roast as a fundraiser on May 1. Tickets are \$15. Joey moved that the Association pay to have the permanent grill repaired and parts replaced for \$170. Seconded; passed. Karen MacMillian who has done all the research on this will order the parts and have it installed. The Women's Association wants to purchase a new Broil King propane gas grill. Joey moved that the Board accept this gift. Seconded; approved. Phylis Carnahan will review with the group if this grill would be available for private

parties. The Board agreed that they will again host the October buffet to inform the membership about Board positions.

#### Landscaping – June Behan

Committee meeting held on March 15 with JJ and Chris. Full report on file in the office.

#### Architecture – John Carlson

Brick repair issues were reviewed. A call was made to a homeowner with a gnome on their mailbox. One homeowner has added bricks to the top of their wall for added height which was approved. The Stannsbury's have withdrawn their request to purchase common property at this time.

#### Paving – John Carlson

No date for paving has been set. There has been \$40,000 budgeted for 2010; a quote for work to be done is \$38,000 and the Kearns driveway would cost another \$4600. Three bids have been obtained for paving.

#### Insurance – Mike Zonnefeld

Fifty six homes have not sent in required insurance declarations. Mike will call them.

#### Pool – Ron Sipp

No report – Expect to begin pool resurfacing sometime in the summer when the cold pool is warm enough to use.

#### Property Manager – JJ

Full report on file in office.

#### Committee Reports:

##### Water – Emil Bair

Emil, Bob Ferguson and Don Skaggs have done a comprehensive report on water usage. Since sewer costs are expected to rise around 30% and this cost is about 75% of our water use, they are researching where and how water could be conserved. Putting valves on all the irrigation lines would cost about \$2,000. Emil was asked by the Board to investigate further where the excess water usage might be and to report back next month. He was also asked to write something for the Chronicle requesting that people be aware of their water use and to check for leaky pipes, commodes, irrigation systems, etc.

#### Long Range Planning – Tom Gardner

He is working with committee heads to get input where it pertains to LRP.

#### Neighborhood Outreach – Jane Raimondi

She is writing a Chronicle article that Waste Management will retrieve your garbage cans from the garage in cases of infirmity. She will ask for volunteers to change light bulbs for people who cannot do this themselves. The File of Life is in process and a further report will be given later.

#### Unfinished Business

##### Clubhouse rental fee:

After discussion, Joey moved that the Clubhouse rental fees be changed back to \$10 from \$25. Seconded; carried. Opposed, Ron Sipp.

During a side discussion, Dee reported that the Finance Committee was not in favor of raising the assessments at all at this time. Bobbe and other Board members felt it was better to raise them a small amount each year rather than a large amount every few years. Jan stated that the dues should not be raised. No action taken.

##### Key Card Security System:

Jane reported that the insurance would not be affected in any way unless an overhead sprinkler system was installed in which case it would go down. After debate between installing a key pad lock at no charge or spending \$2035.37 (\$1000 of which could be recouped by selling 100 cards at \$10 each) for a key card system that tracks who enters the clubhouse, a motion was made by Jan to install the key card system. Seconded, carried. Opposed: June Behan, Ron Sipp

##### Call to the Audience

Tom Gardner asked about landscaping the Tanque Verde entrance and was told it was in the Verde Girl plans. He also asked that the east wall along the entrance from Tanque Verde be painted to match the other walls. Bobbe asked Joey to present this to the Verde Girls. Tom also requested that the calendar in the Chronicle show all dates the clubhouse will be in use that includes any private rentals. Jan will have this included.

Meeting adjourned for a closed meeting.

Joey Curtis, Secretary