

THE VILLAGES AT QUEEN CREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting – Open Session
Thursday, July 28, 2011 - 7:00PM
Agenda

- I. Call to Order/Introductions**
- II. Open Homeowner Forum**
 - Homeowner request for removal of trees in common area
 - Homeowner request for additional amenities in the large “Taladera” park such as a Ramada, lighting or horseshoe pits
 - Homeowner request for “All Pets Must Be On A Leash” & “Please Clean Up After Your Pet” signs
 - Roundabouts - Who yields to whom?
- III. Review and Approval of Previous Meeting Minutes**
 - June 30, 2011
- IV. Treasurer’s Report**
 - June 2011 Financial Report
- V. Committee Reports**
 - Architectural Committee
 - July 21st Meeting Minutes
 - Budget/Finance Committee
 - July 20th Meeting Minutes
 - Volunteer of Vernita Gilbert
 - Landscape Committee
 - July 13th Meeting Minutes
 - Natural vs. Shaped Pruning
- VI. Contract Reports**
 - Landscape Report - H&N
 - Management Report - AAM
- VII. Unfinished Business**
 - Pump Station Quarterly Preventative Maintenance Report
 - Diver Inspection Report for Pump Well
- VIII. New Business**
 - Security Cameras Proposals
 - Monument Signs Proposals (Clubhouse & Taladera) & Pool Signs Proposals
 - Pool Fencing Proposals
 - Fitness Equipment Proposals (Pursue obtaining additional proposals?)
 - Pool Filter Proposal
 - Pool Deck Proposal
 - Begin obtaining proposals for pool furniture? (Budgeted in Reserve Study for 2011)

- Begin obtaining proposals for HOA office & stairs carpet replacement? (Budgeted in Reserve Study for 2011)
- De-activation of clubhouse/fitness/pool key-fobs for delinquent accounts over 90 days past due
-If approved, start date and notification to homeowners?
- Board meeting snack sponsorship & advertising by local businesses and Association vendors
- 2011 Annual Meeting
 - Schedule date & additional second date in case quorum is not met at first meeting.
 - Suspend voting rights for delinquent accounts? If so, how delinquent before voting rights are suspended?
 - Schedule a candidate "Meet & Greet"?
 - Raffle for ballots sent in?

IX. Adjournment