

THE VILLAGES AT QUEEN CREEK HOMEOWNERS ASSOCIATION, INC.
The Villages at Queen Creek Community Clubhouse
21515 East Village Loop Road North, Queen Creek, Arizona 85142
Thursday, December 1, 2011, 6:00PM

2011 Annual Meeting of the Members

1. Call to Order/Introductions

President Bill Lehman called the meeting to order at 6:15 p.m. Vice President Larry Murphy, Treasurer Bruce Ervans, Secretary Sharron Owen and Director Brett Ferguson were in attendance. Community Manager Cindy Anderson and AAM's Vice President of East Valley Operations/Area Manager Carla Helmstadter were also in attendance.

2. Verification of Quorum

-The quorum requirement is 20% of the 1744 lots which is 349 ballots. Pursuant to the Governing Documents, voting rights may be suspended for delinquent accounts. There were 183 accounts eligible for suspension of voting rights, bringing the quorum to 312 (*1744 lots - 183 delinquencies = 1561 lots x 20% quorum requirement = 312 ballots required for revised quorum*). Cindy and Bill confirmed receipt of 320 ballots.

-At this time Bill called for volunteers to assist in counting ballots. Rudy Cannon, Ken Fletcher and Diane Van Horn volunteered to assist.

3. Review of Last Annual Meeting Minutes

The 2010 Annual Meeting minutes were provided and reviewed.

4. Financial Review

Bruce reviewed the October Year To Date Financials as well as a comparison chart including the Year To Date Actuals, Annual Budget and 2012 Budget.

5. President's State of the Association

Bill gave the President's State of the Association and discussed projects completed in 2011 as well as upcoming projects.

6. Vendor Reports

-Cindy Anderson, Community Manager, AAM provided a Scope of Service and gave a brief update.

-Shane Sayre, Vice President, Raven Pools gave an update on the pool interior and deck project. Shane was also presented with a "*Villages at Queen Creek HOA Preferred Vendor*" fleece jacket from the Board of Directors in appreciation of his continued dedication and hard work for the Villages.

-Austin Witzel, Landscape Supervisor, H&N Landscape gave an update on the common area landscape maintenance. Austin was also presented with a "*Villages at Queen Creek HOA Preferred Vendor*" fleece jacket from the Board of Directors in appreciation of his continued dedication and hard work for the Villages.

7. Volunteer Appreciation

-Certificates of Appreciation and \$25 American Express Gift Cards were awarded to the following:

Bill Fischbach, Social Committee; Mindy Durall, Social Committee; Todd Sautter, Architectural Committee; Joe Witherow, Architectural Committee; John Haman, Architectural Committee; Dennis Lorbeske, Architectural Committee; Joyce Schaffer, Architectural Committee; Lori Kuhuski, Former Architectural Committee; Terri Lehman, Architectural Committee & Oversight Committee and Jim McLees, Oversight Committee.

-Certificates of Appreciation and "*Villages at Queen Creek*" fleece jackets were awarded to the following:

Larry Murphy, Vice President, Board of Directors & Chair of the Budget/Finance Committee; Bruce Ervans, Treasurer, Board of Directors, Chair of the Oversight Committee and member of the Budget/Finance Committee; Sharron Owen, Secretary, Board of Directors; Brett Ferguson, Director, Board of Directors and Bill Lehman, President, Board of Directors.

8. Candidate Introductions

- Candidates Bill Lehman, Larry Murphy, Bruce Ervans and Sharron Owen gave brief speeches on their reasons for running for election.
- Bill called for any nominations from the floor or write-in candidate introductions, there were none.
- Bill called for any remaining ballots from the floor.

9. Answers to Questionnaires/Open Discussion/Ballot Raffle

- Answers to questionnaires were provided in the homeowner meeting packets and were reviewed by Bill.

- Ballot Raffle Winners:

Twosomes of Las Colinas Golf

Burton & Jacquelyn Binenfeld , Connie & Richard Mendonsa , Timothy & Eva Wickersheim , Michael Boken , Gary & Sharon Jennings , Jeffery Biddle & Jan McClain, Jennifer Taplin, Margaret Burt, Walter & Brenda Grigas, Susan Sheridan

Two \$25 American Express Gift Cards from H&N

Mitchell & Kelly Bradford, Robert Barr & Teresa Lui

\$50 Visa Gift Card from Raven Pools

Michael & Therese Lujan

\$75 Trophy's Steakhouse Gift Card from Servecor

Mike Geidel

Initial Pest Control Service Treatment from Jaxpro

Kyle & Katie Jackson

Heating Unit Preventative Maintenance Visit from Angel Air

Peggy Bedore Rodgers

\$25 American Express Gift Card from The Villages

Roy & Roxane Rudick , Sumii Daikai, Tanya & George Luther, Franklin & Jacqueline Olmstead, Sam Jarjice

10. Election of Directors

- Election Results: Sharron Owen, 304 votes; Bill Lehman, 303 votes; Bruce Ervans, 296 votes; Larry Murphy, 293 votes; Mindy Durall, 12 votes; Teri Bisciegli, 4 votes; Ken Fletcher, 4 votes; Dan Cookston, 2 votes; Ken Crouch, 1 vote; Jeff Brown, 1 vote; Larry Brook, 1 vote; Jason Corman, 1 vote; Sean Casey, 1 vote; Bill Fischbach, 1 vote; Rick Lewis, 1 vote; Ben Limon, 1 vote; CA Evenich, 1 vote; Ron Dykstra, 1 vote; Todd Sautter, 1 vote; Alex Fotte, 1 vote; David Ellsworth, 1 vote; Brian Schaderback, 1 vote.
- Sharron Owen, Bill Lehman, Bruce Ervans, Larry Murphy and Mindy Durall were elected to the Board of Directors.

11. 2012 Meeting Schedule

Board of Directors meetings will be held the last Thursday of each month excluding December.

12. Adjournment

There being no further business to discuss, Bill adjourned the meeting at 7:27 p.m.

Respectfully Submitted By,

Cindy Anderson

Cindy Anderson, Recording Secretary

For the Board of Directors, The Villages at Queen Creek Homeowners Association

THE VILLAGES AT QUEEN CREEK HOMEOWNERS ASSOCIATION, INC.
The Villages at Queen Creek Community Clubhouse
21515 East Village Loop Road North, Queen Creek, Arizona 85142
Thursday, December 1, 2011

Organizational Meeting

1. Call to Order/Introductions

Bill Lehman called the meeting to order at 7:40 p.m. Larry Murphy, Bruce Ervans and Sharron Owen were in attendance. Community Manager Cindy Anderson was also in attendance. Newly elected member Mindy Durall was absent.

2. Board of Directors Terms

Without objection, Bill accepted the 3 year term, Sharron accepted the 2 year term, Bruce accepted the 2 year term, Larry accepted the 1 year term and the remaining 1 year term was assigned to new member Mindy.

3. Board of Directors Officer Positions

Bill made a motion to assign the following positions: Bill Lehman, President; Larry Murphy, Vice President, Bruce Ervans, Treasurer; Sharron Owen, Secretary; Mindy Durall, Director. Bruce seconded the motion. The motion carried.

4. 2012 Meeting Schedule

Board of Directors meetings will be held the last Thursday of each month excluding December. Executive Session begins at 6:00 p.m. (unless the agenda calls for an earlier start time). Open session begins at 7:00 p.m. Meeting schedule is as follows: January 26th, February 23rd, March 29th, April 26th, May 31st, June 28th, July 26th, August 30th, September 27th, October 25th & November 29th. The Annual Meeting will be held on Thursday, December 6th.

5. Adjournment

There being no further business to discuss, Bill adjourned the meeting at 8:06 p.m.

Respectfully Submitted By,

Cindy Anderson

Cindy Anderson, Recording Secretary

For the Board of Directors, The Villages at Queen Creek Homeowners Association