

**The Villages at Queen Creek Homeowners Association
Board of Directors Meeting**

**The Villages at Queen Creek Clubhouse - 21515 E. Village Loop Road, Queen Creek, AZ 85242
August 25, 2011**

1. Call to Order

- President Bill Lehman called the meeting to order at 7:08 p.m.
Also in attendance:
Bruce Ervans, Treasurer
Sharron Owen, Secretary
Brett Ferguson, Director
Cindy Anderson, Community Manager, AAM
- Board Members Absent:
Larry Murphy, Vice President

2. Open Homeowner Forum

- Lori Kuhuski's companies We Make Bears 4 U & Desert Floria were the "Snack Sponsor" for the August meeting. Lori provided meeting snacks, drinks, door prizes and raffled a floral arrangement.
- A request was made to replace the fans in the Fitness Center. This will be addressed with the equipment replacement.
- Homeowners were also given the opportunity to discuss each agenda item prior to Board decision.

3. Review & Approve Minutes – July 28, 2011

- Without objection, the Board approved the July 28, 2011 Open Session meeting minutes as presented.

4. Treasurer's Report – July 2011

- Bruce reviewed the July 2011 Financials which were also provided in the homeowner's meeting packets.

5. Committee Reports

- Architectural Committee
-Bill reviewed the August 16th Meeting Minutes which were also provided in the homeowner's meeting packets.
- Budget/Finance Committee
-Bruce reviewed the August 17th Meeting Minutes which were also provided in the homeowner's meeting packets.
- Landscape Committee
-Bill gave the landscape update on behalf of Chair Chris Baesen.
- Oversight Committee
-Update: The Oversight Committee will be scheduling a meeting to review several items for the 2012 Budget including insurance, parking patrol, tot lot inspection/service, fitness center preventative maintenance service and annual fire extinguisher inspection service.

6. Contract Reports

- Landscape Report – H&N
Mike MacDonald with H&N gave the Landscape Report which was also provided in the homeowner's meeting packets.
- Management Report - AAM
Community Manager Cindy Anderson gave the Management Report which was also provided in the homeowner's meeting packets.

7. Unfinished Business

- Homeowner request for tree removal
Pictures of the trees in question were reviewed. A recommendation from the Architectural Committee and information from H&N was provided and discussed.
Bill made a motion to have an independent arborist assess the trees and report back. Brett seconded the motion. The motion carried.
- Revised Monument Sign Proposals from ALB Signs (*1-Clubhouse Entry, 1-SWC Rittenhouse Rd. & E. Village Loop Road S., 2-SWC E. Village Loop Road N. & Rittenhouse Rd., 2-NEC Sierra Park Blvd. & Ellsworth Road*)
Bill made a motion to approve the replacement and new monument signs with the darker lettering, with all signs to have a "Las Colinas Golf Club" smaller sign underneath (to be paid for by Las Colinas) at a cost not to exceed \$9,000.00 (final revision may be at a lower cost). Bruce seconded the motion. Bill amended his motion to include that the cost is to be paid from the Reserve Account. Bruce seconded Bill's amended motion. The motion carried.
- Fitness Equipment - Proposals from Advanced Exercise Equipment, Commercial Fitness & Farmer's Fitness
Bill made a motion to approve the proposal from Advanced Exercise Equipment at a cost not to exceed \$20,075.82 with the final selection in equipment to be made by Cindy Anderson and Chris Baesen. The funds for the equipment replacement will be paid from the Reserve Account and must be installed within 60 days. Once the equipment is replaced, Cindy is to have a television installed in the Fitness Center also. Bruce seconded the motion. The motion carried.
- Carpet Replacement - Proposals from Abel Carpet Tile & Wood and Express Flooring
Bill made a motion to approve the proposal from Abel Carpet, Tile & Wood for \$2,695.86 with the cost to be paid from the Reserve Account as scheduled for 2011. Brett seconded the motion. The motion carried.
- Pool Fencing - Proposals from William Ahl, Sun King Fencing, Paramount Iron & Raven Pools
Bill made a motion to approve the proposal from Sun King Fencing for \$11,680.12 (tax included) with all fencing to include shepherd's hooks and the color to be determined; the cost will be paid from the Reserve Account. Cindy is to check with Sun King for warranty timeframes. Bruce seconded the motion.
Brett amended the motion to include that Cindy is to check with the Registrar of Contractors for any open complaints and report back to the Board. Bruce seconded the motion. The motion carried.
- Pool Furniture - Pricing from DC Sales, Today's Patio & Nu Look Revinyling
Bill made a motion to approve a budget for replacement pool furniture not to exceed \$20,000.00 to be paid from the Reserve Account. Sharron Owen, Cindy Anderson, Jeanie Danielson and Jacque Ferguson are to determine the amount and style of the replacement furniture. Bruce seconded the motion. The motion carried.
- Homeowner request for additional amenities in the large "Taladera" park such as a Ramada, lighting or horseshoe pits (tabled from the July Board meeting)
Without objection, the Board agreed to have Cindy obtain costs for installation of horseshoe pits and benches/tables.
- Roundabouts - Who Yields to Whom? (tabled from the July Board meeting)
Discussion took place regarding traffic safety and the potential need for additional signs including possible stop signs. Bill Lehman made a motion to have Bill Fischbach provide Cindy with a newsletter article regarding this issue to gauge homeowner concern. Brett seconded the motion. The motion carried. The article will be included in the 4th quarter newsletter.

8. New Business

- Ratify Termination of Polar Pools
Bill made a motion to ratify the termination of Polar Pools from August 12, 2011. Bruce seconded the motion. The motion carried.
- Pool Contract -Proposals from MVP Pools, Platinum Pools and Raven Pools
Bill made a motion to approve the proposal from Raven Pools for \$650 per month for 5 times per week service for May through October (an option for a 6th day of service is available upon request) and \$425 per month for 3 times per week service for November through April. Bruce seconded the motion. The motion carried.

- Pool Deck/Interior - Proposals from CDC Pools, Imagine Architectural & Raven Pools
Bill made a motion to approve the proposal from Raven Pools for \$19,579.93 for the deck and \$12,611.25 for resurfacing the interior of the pool with white mini-pebble (total \$32,191.18). The cost for both projects is to be paid from the Reserve Account, there is to be no charge for regular pool cleaning service during construction and a performance clause is to be included in the final contract. The deck color is to be determined by Sharron and Cindy. Cindy is to also obtain information on a "Villages" mosaic and different tile options as well as the cost for a decorative brick border. Bruce seconded the motion. The motion carried.
- Pool Shade Structure Proposals
Proposals have not been received to date. This item is tabled until proposals are received and the Board can review.
- Pool Plant/Granite Replacement - Proposals from H&N
Bill made a motion to approve the proposal from H&N for removal of approximately 700 square feet of rock around the pool and the addition of \$20 tons of ¾" Desert Brown rock including the areas along the east side of the tennis courts and the installation of 17-3 gallon plants around the pool. Sharron, Cindy and Jeannie are to determine the plant type. Bruce seconded the motion. The motion carried.
- November 12th Social Event
Bill made a motion to move forward with planning a community social event on November 12, 2011 called "Our Thanksgiving" which will be sponsored by H&N Landscape. Bruce seconded the motion. The motion carried.
- Clubhouse Usage Charge
Without objection, the Board agreed to have Cindy obtain the cost for an additional security camera installed in the meeting room. Cindy and Larry are also to work on a new clubhouse rental agreement and fee structure.
- A/C Evaporative Coil Cleaning Proposal from Angel Air
Bill made a motion to approve the proposal from Angel Air for \$301.02. Bruce seconded the motion. The motion carried.
- A/C Duct Work Proposal from Angel Air
Total cost \$569.79. Pursuant to the lease agreement, this is a 50/50 cost between the HOA and the Golf Club. Bill made a motion to approve the Villages HOA portion of the cost at \$284.90. Brett seconded the motion. The motion carried.
- Ratify Sidewalk Removal & Irrigation Repair Proposal from H&N
Concrete sidewalk (60' x 4' & 20' x 4') in front of Parcel 10, Lot 09 and Parcel 11B, Lot 55 had to be removed, then re-poured because of an irrigation leak underneath the sidewalk due to an irrigation pipe missing a sleeve. Bill made a motion to ratify the approval of the bid for \$2,127.27. Sharron seconded the motion. The motion carried.
- Winter Over-Seed - Proposals from H&N Landscape
Bill made a motion to approve the proposal from H&N for \$10,663.00. Bruce seconded the motion. The motion carried.
- Winter Annuals/Soil Replacement/Irrigation Replacement - Proposals from H&N Landscape
Bill made a motion to approve the proposal for \$1,492.82 for winter annuals to be planted in October in all three monument planters. Bruce seconded the motion. The motion carried.
Bill made a motion to approve the proposal for \$479.84 for soil replacement in all three planters. Sharron seconded the motion. The motion carried.
Bill made a motion to approve the proposal for \$159.95 to replace the irrigation at the clubhouse monument planter. Brett seconded the motion. The motion carried.
- Management Contract
Brett made a motion to approve the management contract from AAM, LLC as revised. Bruce seconded the motion. Bill abstained. The motion passed.
- Clubhouse Restrooms - Paper Towel Dispensers, Toilet Paper Dispensers & Scent Sprayers
Bill made a motion to approve installation of paper towel dispensers at a cost of \$32.50 each plus \$15.00 installation by Servecor. Brett seconded the motion. The motion carried.
Bill made a motion to approve installation of toilet paper dispensers at a cost of \$42.50 each plus \$15.00

installation by Servecor. Brett seconded the motion. The motion carried.

Bill made a motion to approve the installation of scent sprayers at a cost of \$15.00 each with no installation charge. Bruce seconded the motion. The motion carried.

- Fitness Center Cleaning Wipes Dispenser

Bill made a motion to approve the installation of a cleaning wipes dispenser in the Fitness Center at a cost of \$58.00 plus \$15.00 installation by Servecor. Bruce seconded the motion. The motion carried.

- HOA Office/Committee Room Furniture Replacement (Upstairs)

Bill made a motion to allow a budget of \$5,000.00 for office and committee room furniture replacement to be paid from the Reserve Account. Sharron, Cindy and Jacque are to determine the furniture and artwork. Bruce seconded the motion. The motion carried.

- Clubhouse Furniture Replacement

Bill made a motion to allow a budget of \$10,000.00 for clubhouse sitting room furniture replacement to be paid from the Reserve Account. Sharron, Cindy and Jacque are to determine the furniture and artwork. Bruce seconded the motion. The motion carried.

- Meeting Room Tables/Chairs Replacement

Bill made a motion to allow a budget of \$3,000.00 for meeting room tables & chairs to be paid from the Reserve Account. Bruce seconded the motion. The motion carried.

- Clubhouse Roof Repairs

Total cost \$3,208.00. Pursuant to the lease agreement, this is a 60/40 cost between the Golf Club and the HOA. Brett made a motion to approve the Villages HOA portion of the cost at \$1,283.20. Sharron seconded the motion. The motion carried.

9. Adjournment

- There being no further business to discuss, Bill adjourned the meeting at 9:13 p.m.

Respectfully Submitted By,

Cindy Anderson

Cindy Anderson
Recording Secretary
For the Board of Directors
The Villages at Queen Creek Homeowners Association