

# **DRAFT MINUTES TO BE APPROVED ON FEBRUARY 24, 2011**

**The Village at Queen Creek Homeowners Association**

**Board of Directors**

**Monthly Open Board Meeting**

**January 27, 2011**

**7:00PM**

## **1. Call to Order**

- a. Bill Lehman called the meeting to Order at 7:08PM
- b. In attendance were Bill Lehman, Larry Murphy, Brett Ferguson, Sharron Owen, Irys Martino, Community Manager, AAM, Carla Helmstadter, Vice President of East Valley Operations, AAM

## **2. Appointment of Officers**

- a. Brett nominated Bill Lehman for President, Sharron second the nomination;  
**Motion Passed**
- b. Sharron nominated Larry Murphy for Vice President, Brett second the nomination; **Motion Passed**
- c. Brett nominated Sharron Owen for Secretary, Larry second the nomination;  
**Motion Passed**
- d. Larry nominated Brett Ferguson for Director, Sharron second the nomination;  
**Motion Passed**

## **3. Acceptance of John Webb's Resignation**

- a. Bill moved to accept John's letter of resignation and asked that the date of November 29, 2010 the date letter was submitted is part of the motion; Larry second the motion; **Motion Passed**

## **4. Appointment of Open Board Position**

- a. Bill motioned to appoint Jeff Shank to the open board position, Larry second the motion; **Motion Not Passed**
- b. Larry motioned to speak to potential board candidates, Brett second the motion;  
**Motion Passed**

## **5. Consent Agenda**

- a. Bill motioned to remove the Consent Agenda from the meeting format, Sharron second the motion; **Motion Passed**

## **6. Moving Agenda Item**

- a. Bill motioned to move item C. Oversight Committee under New Business to discuss at this time, Larry second the motion; **Motion Passed**
  - i. A chair person is needed for the new Oversight Committee
  - ii. One charge of the committee will be to put all the community contracts out to bid.

## 7. Items under Consent Agenda

### a. Last Meeting minutes

- i. November minutes were approved with additions

### b. Committee Reports

- i. Bill read the committee reports

#### 1. Strategic Planning

- a. Meetings have been suspended until there is more interest in the committee

#### 2. Architectural Committee

- a. November; 5 submittals were submitted all were approved
- b. December; 7 submittals were submitted 6 were approved and 1 was denied
- c. January; the committee will be looking at 12 submittals. A report will be given at the February meeting

#### 3. Budget/Finance Committee

- a. November; Total income \$68,529.47  
Total Expenses \$59,273.03  
Difference \$ 9,256.44
- b. December; Balances as of 12/31/10;  
Checking \$34,039.05  
Reserves \$233,015.00

### c. Landscape Report

- i. Mike McDowell gave the landscapers report

### d. Managers Report

- i. Irys Martino reported on
  - 1. Inspections
  - 2. Christmas decorating contest
  - 3. 2011 board meeting postcards
  - 4. 2011 budget report

## 8. Old Business

### a. 2011 Budget

- i. Brett motioned to adopt the 2011 budget as presented, Larry second the motion; **Motion Passed**

### b. Floodway Update

- i. Bill motioned to move item to February meeting, Sharron second the motion; **Motion Passed**

## 9. New Business

### a. Moving Open Forum

- i. Bill motioned to move open forum after the call to order in future meetings, Sharron second the motion; **Motion Passed**
- ii. Bill motioned to set a time limit of 5 minutes per speaker during open forum, Brett second the motion: the motion was amended to limit the time to 3 minutes; Larry second the amended motion; **Motion Passed**

