

**The Village at Queen Creek Homeowners Association  
Board of Directors  
Monthly Board Meeting  
November 19, 2009  
7:00PM**

**1. Call to Order**

- a. John Webb called the meeting to Order at 7:05PM
- b. In attendance were John Webb, Nick Catanese, Bill Lehman, and Irys Martino, Community Manager, AAM

**2. Reading and Approval of the Previous Meeting Minutes**

- a. Minutes were approved with corrections

**3. Committee Reports**

**a. Architectural Committee**

- i. Lori Kuhuski reported the committee reviewed 8 submittals, 6 approved 1 with stipulations, 2 denied.
- ii. Committee will start working on all the design guidelines to see what needs to be updated starting with the golf ball netting.

**b. Budget/ Finance Committee**

- i. Bill Lehman reported balances as of October 31, 2009

- 1. \$ 46,438.73 Balance in Operating Account
- 2. \$ 164,454.57 Balance in Reserves Account

**b. Strategic Planning Committee**

- i. Carol Webb reported on:
  - 1. Being part of the meetings preparing the budget for 2010 to share input about any planned projects or items the committee had under consideration.

**c. Landscapers Update**

- i. Greg Parker with ELS reported on:
  - 1. Winter grass is coming in well and is scheduled to be fertilized again
  - 2. Trimming of the Desert Carpets is continuing
  - 3. Many turf sprinkler heads are being replaced 10 in just park 3.
  - 4. Greg will collect info the Strategic Planning Committee on different sprinkler heads and watering clocks.

**4. Managers Report**

- a. Irys reported on the following items
  - ii. Compliance
  - iii. Gophers
  - iv. Retention area/Floodway
  - v. SRP Power Lines

- vi. Annual Meeting
- vii. Gym/ Clubhouse
- viii. Towns new Garbage and Recycling Program

**5. Old Business**

**a. Pump Station Repairs**

**i. A summary was given about repairs at pump**

- 1. Bill L motioned to set up a meeting with Advanced Pump, ELS and the Board at the pump station to go over items that were repaired and what still needs to be repaired, Nick second the motion; **Motion Passed****

**6. New Business**

**a. Parcel 2**

**i. The utilities and tact B have been turned over to the Community.**

**b. 2010 Budget**

**i. The board reviewed the submitted 2010 budget**

- 1. Bill L motioned to accept the 2010 budget with a 4% increase, Nick second the motion, **MOTION PASSED****

**7. Open Forum**

- a. HO letter was read by Irys and concerns will be sent to the Static Planning Committee**

**8. Adjournment**

- a. John adjourned to the meeting at 8:38PM**

*Irys Martino*

Respectfully Submitted, Irys Martino Recording Secretary  
For the Board of Directors for The Villages at Queen Creek Homeowners Association, Inc.