

**The Village at Queen Creek Homeowners Association
Board of Directors
Monthly Board Meeting
February 26, 2009
7:00PM**

1. Call to Order

- a. John Webb called the meeting to Order at 7:01PM
- b. In attendance were John Webb, Nick Catanese, Bill Lehman, Rob Betts, Bill Redford and Irys Martino, Community Manager, AAM

2. Reading and Approval of the Previous Meeting Minutes

- a. Minutes were approved as read

3. Committee Reports

a. Architectural Committee

- i. Irys Martino reported on behalf of the committee 12 applications were received in February. The committee reviewed 5 submittals and 3 were approved 2 of which were approved with stipulations, 1 was not approved and 1 needed additional information.

b. Budget/ Finance Committee

- i. Bill L reported balance as of January 31, 2009
 - 1. \$ 10,844.74 Balance in Operating Account
 - 2. \$118,539.56 Balance in Reserves Account

c. Strategic Planning Committee

- i. John Webb reported on the committees 1st meeting:
 - 1. New member George Marketakis
 - 2. The committee is working on projects
 - a. Water usage reduction
 - b. Parking at the tot lot near Parcel 8
 - c. Wireless internet for the community
 - d. Drainage next to Park #2

4. Landscapers Update

- a. Richard Tucker with ELS reported on:
 - i. Rittenhouse Road damages being corrected by the town. At this time the work has been approved and they are just waiting for monies to complete the job.
 - ii. The cutting back of the Texas Sages was done on Rittenhouse Road and the parks.
 - iii. Frost pruning was being done.
 - iv. 60 Trees (Southern Live Oaks) were installed in Parcels 7,8,10 and 6.
 - v. ELS is keeping Wet Sol on any water that is standing the area next to Park #2 to keep area dry.

5. Managers Report

a. Irys reported on the following items:

- i. Compliance
- ii. SRP boxes on Ellsworth entrance
- iii. Gophers
- iv. Retention area drainage and parking at the park near Parcel 7
- v. SRP Power Lines
- vi. Parcel 23

6. Old Business

a. None

7. New Business

a. Discuss delinquent account effect on the budget

- i. Moved to Budget/Finance Committee.

b. Report on meeting with Board Member Johnson Ranch

i. John reported on his meeting

1. The meeting was with Director at Large Bruce Turner
2. At build out there will be 5,600 homes
3. 5 member board
4. 2,000,000.00 budget
 - a. Trash and basic cable included
5. Issue with the collection of assessments
6. They depend on Management Company and Manager much more than The Villages.

8. Open Forum

a. No comments

9. Adjournment

a. John adjourned to the meeting at 7:37PM