

**The Village at Queen Creek Homeowners Association  
Board of Directors  
Monthly Board Meeting  
March 26, 2009**

**1. Call to Order**

- a. John Webb called the meeting to Order at 7:13PM
- b. In attendance were John Webb, Nick Catanese, Bill Lehman, Bill Redford and Irys Martino, Community Manager, AAM

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

- a. Minutes were approved with corrections.

**3. Committee Letters of Intent**

- a. Bill L motioned to except Carol Webb's letter of intent to serve on the Strategic Planning Committee, Bill R second the motion; **Motion Passed**
- b. Bill L motioned to except John Webb's letter of intent to serve on the Budget/Finance committee, Bill R second the motion; **Motion Passed**

**4. Committee Reports**

**a. Architectural Committee**

- i. Irys Martino reported the committee reviewed 16 submittals and 11 were approved 5 were not approved 4 of which were not approved because no plot plan was submitted and 1 driveway was not according to guidelines.

**b. Budget/ Finance Committee**

- i. Bill L reported balance as of February 28, 2009
  - 1. \$ 940.25 Balance in Operating Account
  - 2. \$123,115.88 Balance in Reserves Account

**c. Strategic Planning Committee**

- i. Carol Webb reported on projects the committee is working on:
  - 1. SRP/ Carol spoke to them about irrigation controls
  - 2. Looking into new cost saving controls for irrigation
  - 3. Wireless internet for the community

**5. 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. All plant cut backs done
  - iii. Only 3 trees lost in the last storm
  - iv. Lake update

## 6. Mangers Report

- a. Irys reported on the following items:
  - i. Compliance
  - ii. SRP boxes on Ellsworth entrance
  - iii. Gophers
  - iv. Floodway and parking at the park near Parcel 7
  - v. SRP Power Lines
  - vi. Parcel 23
  - vii. HOA Summit
  - viii. Water in Lake

## 7. Old Business

- a. None to be discussed

## 8. New Business

### a. Carpenter Hazelwood

- i. Javier Delgado of Carpenter Hazelwood was in attendance and reported to the board on accounts that were sent to his firm for collection. He reported on collection rates and costs and how many accounts were successfully collected and closed. He also reported on files that are at his firm at this time. He also explained the steps that are taken on each file for collection.

### b. Contract for maintenance at Water Tank Site

- i. Irys gave the Board an agreement that was found that was agreement between the Developer Board and Queen Creek Water Company. The agreement was for the maintenance of area in front of the water tanks. Bill L and Bill R would like to know how much it costs the community to maintain this area

### c. Newsletter

- i. Irys asked the Board about a newsletter this year because there was no funds put aside for the board newsletter in the budget. Bill L made a motion to post minutes on the web-site, Bill R second;  
**MOTION PASSED**

## 9. Open Forum

- a. Homeowner Thanked the Board for all they do. He also asked that vacant homes be held to the same standard other homes are
- b. Homeowner stated that the board is quick to clean up graffiti.

## 10. Adjournment

- a. John adjourned to the meeting at 8:50PM

*Irys Martino*

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