

**The Village at Queen Creek Homeowners Association
Board of Directors
Monthly Board Meeting
April 30, 2009
7:00PM**

1. Call to Order

- a. John Webb called the meeting to Order at 7:09PM
- b. In attendance were John Webb, Nick Catanese, Carla Helmstadter 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. Irys Martino reported the committee reviewed 6 submittals, 1 was approved, 1 was requested at picture and 4 were not approved.

b. Budget/ Finance Committee

- i. Irys Martino reported balance as of March 31, 2009
 - 1. \$ 17,335.48 Balance in Operating Account
 - 2. \$128,062.34 Balance in Reserves Account

c. Strategic Planning Committee

- i. Carol Webb reported on projects the committee is working on:
 - 1. Irrigation control alternatives

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 completed.
 - ii. 15 trees were lost in the last storm
 - iii. 10 new trees were planted
 - iv. Valentine and Cassia plants are being cut back
 - v.
 - vi.

5. Managers Report

- a. Irys reported on the following items:
 - i. Compliance
 - ii. SRP boxes
 - iii. Gophers
 - iv. Floodway
 - v. Pool
 - vi. Tree Trimming
 - vii. AAM Board Training

6. Old Business

- a. None to be discussed**

7. New Business

a. Gym/ Clubhouse

- i.** Gym windows should be fixed and estimates should be collected to replace the window.
- ii.** Fans should be tried to be fixed with new pull chains if the before looking into new fans.
- iii.** We need to start replacing bulbs in the clubhouse with more efficient ones.

b. Budget

- i.** Rob motioned to approve changes to the current budget, Nick second the motion; **MOTION PASSED**

c. New Small Claims Court Program

- i.** Carla presented the new program that is being offered by AAM to help with collection costs.

d. Scheduled Meeting Change

- i.** Rob motioned to move the May meeting to Wednesday May 27th at the same time and location due to the possibility of lack of quorum on the presently scheduled date, John second the motion; **MOTION PASSED**

8. Open Forum

- a.** Homeowner asked when the pool will be reopened.

9. Adjournment

- a.** John adjourned to the meeting at 8:10PM

Irys Martino

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