

**The Village at Queen Creek Homeowners Association
Board of Directors
Monthly Board Meeting
May 27, 2009
7:00PM**

1. Call to Order

- a. John Webb called the meeting to Order at 6:58PM
- b. In attendance were John Webb, Nick Catanese, Rob Betts, Bill Lehman 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 the committee reviewed 14 submittals, 10 were approved, 2 were not approved and 2 were tabled until June.

b. Budget/ Finance Committee

- i. Bill Lehman reported balance as of April 30, 2009
 - 1. \$ 34,034.02 Balance in Operating Account
 - 2. \$ 132,847.03 Balance in Reserves Account

c. Strategic Planning Committee

- i. Carol Webb reported on projects the committee is working on:
 - 1. Irrigation control alternatives
 - 2. CFL light bulbs
 - a. Carol presented a report the board with the cost of changing all the light bulbs in the clubhouse and entrances to CFL bulbs.
 - i. Bill L motioned to change all the bulbs to the CFL bulbs, Rob second the motion;
MOTION PASSED

4. Landscapers Update

- a. Richard Tucker with ELS reported on:
 - i. The summer flowers have been planted at the two lighthouses and at the entrance of the clubhouse
 - ii. The tree trimming crew has finished up with large trees
 - iii. Issues with the pump and at this time the water is being turned on manually

5. Managers Report

- a. Irys reported on the following items:
 - i. Compliance
 - ii. SRP boxes

- iii. Gophers
- iv. Floodway
- v. SRP Power Lines
- vi. Tree Trimming
- vii. Gym/ Clubhouse

6. Old Business

a. AAM's Small Claims Court Program

- i. The Board has decided on one file at this time to send to AAM to start the process

7. New Business

a. Irrigation Pump

- i. Skyer with Foster Electric explained the items in pump station that need to be replaced and repaired. The Board asked Foster Electric to submit bids for these items and in order of importance.

b. Architectural Submittal Procedure

- i. An explanation was given of the procedure of when an architectural submittal is submitted to the on-site office or to AAM and why and how it is processed.

c. New Fax/Printer/Copier

- i. Bill L motioned to purchase a Copier for the office with a service agreement not exceed \$1,000.00, Rob second motion; **MOTION PASSED**

d. SRP BOX

- i. Bill L motioned to have Jay Ball paint the SRP box on Village Loop Road just south of Sonoqui painted, Rob second the motion; **MOTION PASSED**

e. AAM LETTER TO THE BOARD

- i. AAM has sent John a letter inviting the Board of Directors to lunch and to meet with one of the executives of AAM. The Board decided to decline the lunch invitation and asked if AAM wanted to do something for entire community that would be better

8. Open Forum

- a. Homeowner asked about reaching a builder and how to know what color roof tiles were used on their home they just purchased

9. Adjournment

- a. John adjourned to the meeting at 8:04PM

Irys Martino

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