

**The Village at Queen Creek Homeowners Association
Board of Directors
Monthly Board Meeting
July 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, Rob Betts, 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, 5 were approved, 2 with stipulations, 3 were not approved.

b. Budget/ Finance Committee

- i. Bill Lehman reported balance as of June 30, 2009
 - 1. \$ 18,463.69 Balance in Operating Account
 - 2. \$ 149,961.08 Balance in Reserves Account

c. Strategic Planning Committee

- i. Carol Webb reported on:
 - 1. Irrigation control alternatives
 - 2. CFL light bulbs
 - a. The bulbs have been changed in the clubhouse

d. Landscapers Update

- i. Richard Tucker with ELS reported on:
 - 1. Around 40 trees have been lost in the last storm
 - 2. Spraying of pre-emergent is being done
 - 3. Pump station should be done in the next 4 weeks.
- ii. Greg Parker with ELS reported on:
 - 1. The seed for overseeding has dropped around 15-20 cents a pound for the coming year.
 - 2. ELS will continue the \$5,000.00 credit for the Villages every year the community has ELS as the landscape maintenance contractor.
 - 3. ELS is offering a plant and tree sale to the homeowners in the community.
 - a. Bill L motioned the have ELS give us a mailer about the plant and tree sales to give to the homeowners, Nick second the motion; **Motion Passed**

4. **Managers Report**

- a. Irys reported on the following items:
 - i. Compliance
 - ii. SRP Work
 - iii. Gophers
 - iv. Retention area/Floodway
 - v. SRP Power Lines
 - vi. Pump Station
 - vii. Gym/ Clubhouse
 - viii. July Storms
 - ix. Credits from ELS
- b. Bill L asked who at the golf course we talk to about the gophers and when, there has not been any improvement near his home near tee box 5

5. **Old Business**

a. **Pump Station Repairs**

- i. John shared pictures he took of the pump station with the Board and Homeowners in attendance.
 - 1. A lock for the gate should be installed
 - 2. A bid to raise the wall along with some kind of top to keep area secure should be submitted
 - 3. A high voltage sign should be installed on the outside of the pump station.
- ii. \$10,614.72 has been moved from the reserve account to the operating account to pay for pump station repairs.

6. **New Business**

- a. **None at this time**

7. **Open Forum**

- a. Homeowner shared his ideas about having 2 community garage sales a year and restricting everyone to just those two sales
- b. Homeowner reported having an issue with AAM not giving a chance to dispute CC&R violations and was only given an option to pay for fines for Christmas lights.
 - i. Bill L motioned to have this matter before the board in the Executive Session at the August meeting for a fair hearing, Rob second the motion; **MOTION PASSED**
- c. Homeowner asked if any other homeowners have asked permission for Solar Panels and what are the proper days to fly the American Flag.

8. **Adjournment**

- a. John adjourned to the meeting at 8:21PM

Irys Martino

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