

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

1. Call to Order

- a. John Webb called the meeting to Order at 7:15PM
- b. In attendance were John Webb, Nick Catanese, 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. Lori Kuhuski reported the committee reviewed 5 submittals, 2 were approved, 3 were not approved.

b. Budget/ Finance Committee

- i. John Webb reported that the committee will start 2010 budget planning in September

c. Strategic Planning Committee

- i. Carol Webb reported on:
 - 1. Strategic Planning Committee has been asked to attend 2010 budget planning meeting
 - 2. The committee asked about irrigation lines not being plugged where plants and trees are missing

d. Landscapers Update

- i. Ryan Pike with ELS reported on:
 - 1. Spraying of pre-emergent is done
 - 2. Pump station repairs will be started September 2nd and finished by Friday September 4th
 - 3. Some streetscape area's where homeowners water the area are not getting enough water. Either the home is vacant and there is no water service or watering has been turned back or homeowner has desert landscaping and does not water as much as the plants and trees need.
 - a. Rob Betts asked Ryan to try to figure how much water usage it takes to water the streetscape area for the homeowners who water it.

4. Managers Report

- a. Irys reported on the following items
 - ii. Compliance
 - iii. SRP Work
 - iv. Gophers

- v. Retention area/Floodway
- vi. SRP Power Lines
- vii. Pump Station
- viii. Gym/ Clubhouse

5. Old Business

a. **Pump Station Repairs**

6. New Business

a. **Meeting with the Town Queen Creek**

- i. Nick and John met with employees from the Town of Queen Creek to discuss the Town's proposal for work to be done in the Floodway area to help alleviate the nuisance water in that area. The Town has proposed installing a dry well that should stop 80% of the nuisance water in the floodway. The cost is will be around \$20,000.00 to install the well and any extra landscaping work that will need to be done due to the well being installed will be the responsibility of the Association. Future maintenance of the well will be the Associations responsibly and town will want to share the future pumping costing and cleaning of the outlets into the wash costs with Association.

- 1. John called an additional meeting of the Board on Tuesday September 1, 2009 at 6:00PM to further discuss the Town of Queen Creeks proposal

b. **2009 Annual Meeting**

- i. The 2009 annual Meeting has been called for Thursday December 3, 2009 at 7:00PM as long as the date does not coincide with any functions at the Town of Queen Creek or Francis Brandon Pickett Elementary

c. **New Collection Policy**

- i. Nick motioned to accept the new collection policy, Bill R second the motion; **MOTION PASSED**

d. **Clubhouse Rentals**

- i. The Board discussed the policies for renting the clubhouse and who pays a fee. It was decided to leave the issue as is at this time.

7. Open Forum

- a. No comments were made

8. 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.