

BOARD OF DIRECTORS MEETING MINUTES  
DECEMBER 11, 2017  
10:15 P.M.

Meeting was called to order by George Taylor (President) at 10:15 A.M.

**ROLL CALL - MEMBERS PRESENT:** George Taylor (President), Tom Parker (Vice President), Ron Heldt (Secretary), Theresa Sue McMahon (Treasurer), Marilyn Block (Director), Richard Bistodeau (Director), Keith Kellen (Director) Also in attendance was Betty Johnson (Manager)

**PRESIDENT'S REPORT:**

Good morning folks and welcome to your monthly meeting. Although we are busy as ever we have little to report. A transition team was formed last month and they are moving forward with great ideas of managing the new company FOSA.

1. A decision was made to contract an independent financial group to manage the transition so that are the questions posed by you about where are the funds, what are we doing with them, how they are managed & watched for your and our best interest.
2. The transition team has reached out to our insurance companies that insure the operations of FOSCA & FOSHA to be sure they understand the merger, insurance questions about the transition and insurance coverage and proposals for the past/future insurance needs.

I want to wish John Millar a speedy recovery from his pending operation and thank him for his fore thought about merger and overseeing the day to day operations.

Presently all but 4 of the original 1983 agreement have signed off. These groups have executive meetings set for the following days to complete that task. The transition team has emailed, mailed and personally called each group to offer our time and assistance to answer questions that their people still have about the merger. The bottom line on all of the condo associations is that the only change is that the letter "C" will be removed from their checks so that they now read FOSA & not FOSCA!

We have been working with our lawyer and all the proposed paper work should be in place for the merger to be recorded by January 1, 2018 based on the signatures from the remaining condo organization.

George Taylor – President. Dec 10, 2017

**SECRETARY'S REPORT/CORRESPONDENCES:** The report was given by Ron Heldt and he asked for approval of the minutes from the November 13, 2017 meeting. A motion was made by Marilyn Block to accept the minutes which was 2<sup>nd</sup> by Sue McMahon. All approved. Motion carried. Ron then read two correspondences that had been received in our office.

**TREASURER'S REPORT:** The report was given by Sue McMahon. Sue stated that at the end of November there was \$262,620.00 in the operating account, \$300,180.00 in the Money Market account and \$503,363.00 in the CD at TCF Bank.

**COMMITTEE REPORTS: The resale report** was given by Marilyn Block and she reported that there were Five (5) re-sales in the month of November for a total of one hundred twenty three (123) for the year so far. That is compared to fourteen (14) in November of 2016. George Taylor asked for a motion to accept the report as given. The motion was made by Tom Parker and was 2<sup>nd</sup> by Ron Heldt. Motion carried.

**The Architectural** report was given by Ron Heldt. Ron reported that there were twenty nine (29) Architectural requests submitted in November for a total of One hundred eighty eight (188) so far this year. George Taylor asked for a motion to approve the report as given. The motion was made by Marilyn Block and was 2<sup>nd</sup> by Sue McMahon. All approved. Motion carried.

**The Compliance** report was given by Ron Heldt. Ron stated that there were twelve (12) written complaints in November for a year's total of two hundred forty four (244)). George Taylor asked for a motion to approve the Compliance report as given. The motion was made by Marilyn Block and was 2<sup>nd</sup> by Sue McMahon. All approved. Motion carried.

**The Long Range Planning** report was given by Marilyn Block. Marilyn stated that the next Long Range Planning meeting will be January 3, 2018 at 9:00 a.m. in the poolside room. George Taylor asked for a motion to accept the Long Range Planning report, which was made by Keith Kellen and 2<sup>nd</sup> by Ron Heldt. All approved. Motion carried.

**The Road Report** was given by Keith Kellen and he reported that he will be meeting with Eric Rogers from Sunland Asphalt Company on Friday December 15<sup>th</sup> to talk about and put together a plan for our next segment of road repairs which will be scheduled in late spring or early summer. He also reported that Sunland Asphalt will be having a customer appreciation luncheon for the community. While the event is free, we ask for donations to go to the Veterans Honor Flight organization. Sunland Asphalt will match our donations up to \$1,000.00. That is scheduled for Wednesday January 31, 2018 at 11:00 a.m. George Taylor asked for a motion to accept the road report as given. The motion was made by Ron Heldt and was 2<sup>nd</sup> by Tom Parker. All approved. Motion carried.

**Water Retention Area** report was given by Marilyn Block. Marilyn reported that the pump is still down and we are still not watering. George Taylor then said that the overlay seed we put down is dead, and the Bermuda grass that is there is now dormant. George also said that there is no need to water at this point and the watering will not resume now until the end of April of 2018.

**MANAGERS REPORT:** Betty thanked everyone for taking time out of their busy schedules at this time of year to make time for the meeting. Betty introduced the new office front desk person Dianna Smith. Dianna has been with us about three (3) weeks now and comes to us with a lot of general office experience and customer service experience. Her skills are a great asset to us. Welcome Dianna! Betty then said as we all know by now the 2018 annual and first quarter assessments have been sent and are due January 1<sup>st</sup>. Betty reminded everyone if they have not yet received their invoice they need to come by or call the office. It is the responsibility of the homeowner to make sure his or her dues are paid. Betty then apologized for the "glitch" in the system that is not allowing on-line payments right now. She does not know what the problem is, but has promised to do her best to get the problem resolved before the next quarter billing goes out at the end of February. And, a final reminder was given as a "rule of

thumb”, is if you are doing/making any outside changes or improvements to your property, you must come to the office first for approval. The Architectural committee goes out every Wednesday to give approvals for upcoming homeowner’s projects. End of report. George Taylor asked for a motion to accept Betty’s report, which was made by Ron Heldt and 2<sup>nd</sup> by Sue McMahon. All approved. Motion carried

**HOMEOWNERS FORUM:**

Vern Westphal of Parkside Circle asked about the problem that seems to be happening regarding water leaks. He said that his property caretaker did not take care of a problem that he had with a water leak. He said that when the water is leaking and running all over the road, the Security patrols should be addressing the issues. Ron Heldt answered him by saying he gets a copy of the security report on a daily basis, and security does report these issues and they do their best to get in touch with the homeowners. Ron also mentioned that the Security Guards are handled by the Community Association and that question should be addressed to them.

Mr. Westphal had a second question that related to the trash companies. He wanted to know why we allow so many different garbage companies, as they are in here daily. He said the re-cycle is getting picked up on Sundays and there doesn’t seem to be a day in the week when there aren’t trash companies in the community. Marilyn Block answered by saying that the Long Range Planning Committee is attempting to get recommendations for trash companies and the problem is being looked into. Marilyn then mentioned that the recycling trucks come from the City of Mesa and we have no control over that.

Larry Lewandowski of Ebola Avenue recommends that we do something to recognize the BINGO chair person. George Taylor explained that BINGO would be part of the Community Association but George will defiantly bring this to Harry Gibbens attention.

Wayne Libby on S. 76<sup>th</sup> Place asked why the meeting minutes are not posted on the Website. He said that the last one of our minutes is from March of 2016. Betty told him that the minutes are posted in the Newspaper for the Homeowners Association which is on the website. Betty told Mr. Libby that she will investigate to see what we can do about that.

Miles Edwards of Farmdale Drive said there seems to be a problem with the system as we seem to refer people to the website and believes that when someone comes into the office for something, we should stop and do it. He wants to improve on communication and said that the agenda is an example and we need to meet requirements. Ron Heldt answered that the Board would like to have a private meeting with Mr. Edwards on Tuesday December 12, 2017 at 2:00 p.m. Miles accepted the invitation.

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George Taylor (President)

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Ron Heldt (Secretary)