

**APPROVED MEETING MINUTES
Special Meeting of Board of Directors
Monday, February 17, 2014.**

1. **CALL TO ORDER:** President Melanie Neilson called the meeting to order at 9:00 a.m. and established that a Board quorum was present.
BOARD MEMBERS PRESENT (5): Melanie Neilson, Esther Peabody, George Nersesian, Ed Sand and Marvin Wycoff
BOARD MEMBER ABSENT (0):
RESIDENTS IN ATTENDANCE (14): Pierre & Noreen Fabinski, Ron Tuxbury, Jack Neilson, Doris Bickel, Brenda & Richard Robertson, Mike Hatmaker, Harumi Fitzgerald, Dennis Hill, Britt Northcutt, Ken & Sharon Scott and Bob Sharp.
2. **MINUTES:** January 8, 2014 Special Board Meeting minutes were approved by four Board Members via e-mail and are posted on the website.
3. **Maintenance Committee Chair Ron Tuxbury Reported:** A new roofing repair contractor for the Villas is needed and on Vivian Timian's recommendation two roofing contractors were asked to perform Villas roofs inspections and present bids for needed repairs. Then Chris Romiti, SaddleBrooke One Facilities Maintenance Manager and Ron reviewed the bids. Rincon Roofing was selected to be our new roofing contractor. Its bid to complete necessary repairs of all roofing problems was \$28,600 (more than \$20,000 less than the other bidder Sam's Roofing). Rincon Roofing is a major roofing contractor in the Tucson area and has successfully completed multiple jobs for HOA #1.
4. **ACTION ITEMS:**
 - A. Ed moved and George seconded approval of the listed 2014 Committee Members as revised. Motion passed unanimously.
 - B. Ed moved and Marvin seconded approval of Rincon Roofing's bid of \$28,600 to complete all current needed Villas roof repairs and includes free annual inspection. Motion passed unanimously.
 - C. No action was taken as the Northwest Pest Control Contract is not yet available. It is not due until March 1.
 - D. George moved and Ed seconded approval of renewal of the Northwest Exterminating Sentricon Termite Warranty for \$5,900 annually. (May 1, 2014 – April 30, 2015). Motion passed unanimously.
5. **QUESTIONS/COMMENTS FROM AUDIENCE:** Ed Sand stated that batteries need to be replaced annually in smoke detectors. If detectors are over 10 years of age they need to be replaced. Home Depot offers at contractor price a package of five smoke alarms of the kind needed in the villas.
6. **ADJOURNMENT:** Marvin moved and George seconded motion to adjourn the meeting. Motion passed unanimously. The meeting adjourned at 9:57 a.m.

Esther Peabody, Secretary)