

**APPROVED MEETING MINUTES
Meeting of Board of Directors
Thursday August 16, 2012**

- 1. CALL TO ORDER:** President Melanie Neilson called the meeting to order at 10:00 A.M. and established that a quorum was present.

BOARD MEMBERS PRESENT (4): Melanie Neilson, Michael Moore, Esther Peabody and Penelope Rauzi

BOARD MEMBER CALLING IN (1): Ed Sand

BOARD MEMBER ABSENT (0):

RESIDENTS IN ATTENDANCE (5): Britt Northcutt, Jack Neilson, George Nersesian, Ron Tuxbury and Marvin Wycoff.

- 2. MINUTES:** Ed Sand moved and Esther Peabody seconded approval of the April 19, 2012 Board Meeting minutes. Motion passed.

3. REPORT OF HOA #1 BOARD LIAISON — Paul Fuchs reported that the Catalina golf course renovation is on schedule both in terms of time and cost. The HOA #1 Board proposed and posted for review new ALC Guidelines two weeks ago. These require more instances for home owners to show up in person for permits and also add more paint colors to those allowed. The Tennis Facility patio expansion has been completed. It is available for group outings and social events at no cost. It is all outdoors and faces west. It has ice and fans. The HOA #1 Board is currently working on the budget and readying recommendations to management. HOA #1 is looking for Board candidates.

4. PRESIDENT'S REPORT: Melanie Neilson commended all past and present villa members who have been involved in drafting governing documents. After reviewing the Rules and Regulations, ALC Special Guidelines and Revised Election Procedures, the Villas lawyer Carolyn Goldschmidt made no recommendations for substantive changes. After final revisions are approved, final edited copies will be uploaded to the Villas Website currently under construction.

5. TREASURER'S REPORT: In Mike Hatmaker's absence Melanie summarized his email Treasurer's report. At the time of this meeting the July financials are not available from HOA #1. Reports through June 30 show no major variations from budget except for the anticipated repair of the wall. Financials are on target to the end of the year at or below budget.

6. COMMITTEE REPORTS:

- a. Landscaping:** in Doris Kling's absence Marvin Wycoff reported that the Landscape Committee had received two bids for the repair of the rockwork below the south wall that runs from Ridgeview to Sun Ridge outside the Villas. The work includes installing a 300 foot long trench with rocks placed in concrete. The

Bid from WB was \$7,209 and the bid from Northwest Landscaping was \$8,938.30. HOA #1 will pay half the cost.

b. **Maintenance:** Ron Tuxbury reported that the project to coat Agnes Owens's driveway has been approved by the HOA #1 ALC. The Maintenance Committee is waiting to hear from Peter Ster as to whether he wants to have his driveway coated at the same time to match. Michael Moore reported that all the roofs have been inspected. He has not received the final report from the inspector but he is expecting nothing more than a few tile replacements and bird nest removal.

c. **Termites and Pests:** Liz Foreman sent report by email

d. **Unit Representatives:** Britt Northcutt sent report by email

e. **ACLs:** One satellite dish was installed on lot 22. The paperwork was completed properly and the site inspected by Ron Tuxbury in Doris's absence.

f. **Social:** No Report

g. **Neighborhood Watch:** No Report

h. **Documents/Rules and Regulations:** Penny Rauzi emailed revised documents to the Board prior to the 8/16/12 meeting.

i. **Web Site Update.** Marilyn Moore has documents ready to submit to the HOA # 1 webmaster and is waiting for final approval of Villas governing documents. Once those are approved by the Board, everything will be sent to HOA # 1 for uploading to the Villas section of the HOA #1 Web Site.

7. ACTION ITEMS:

a. Michael Moore moved and Ed Sand seconded approval of the annual renewal of Unit 20's State Farm Insurance Policy effective September 1, 2012 with a 10% increase for 2013 at a cost of \$9,441.30. Motion carried.

b. Ed Sand moved and Esther Peabody seconded approval of WB Construction contract of \$7,209.42 with cost split 50/50 between HOA #1 and the Villas (\$3,604.71 each) to trench, repair, place vertically stacked three to eight inch rocks in cement 1 to 2 inches higher than existing footing and backfill the wall with existing dirt and additional fill dirt if need to the south wall facing SaddleBrooke Blvd. Motion carried.

c. Penny Rauzi moved and Ed Sand seconded amending the 8/16/12 Revised Villas Election Procedure by striking Section 4.7. Motion carried. Michael Moore moved and Esther Peabody seconded approval of the 8/16/12 Amended Revised Election Procedure. Motion carried.

d. No action was taken as it was determined that including the entire Election Procedure in the Villas Bylaws was not appropriate. The attorney's recommendation will be followed as presented.

e. Ed Sand moved and Esther Peabody seconded approval of the 8/16/12 Revised ALC Special Guidelines. Motion carried.

f. Penny Rauzi moved and Ed Sand seconded approval of 8/16/12 Revised Rules and Regulations. Motion carried.

g. Ed Sand moved and Penny Rauzi seconded approval of the amended 8/16/12 Election Notice for the 2013 Board of Directors. Motion carried.

8. QUESTIONS/COMMENTS FROM PROPERTY OWNERS:

George Nersesian asked whether the Villas need to comply with a recently passed Arizona statute requiring that a member of the Villas Board serve as chair the ALC Committee. Board President Melanie Neilson will call the Villas lawyer with that question. Ron Tuxbury reported that following the arrest of thieves involved in a real estate scam, the Pinal County Sheriff's Department brought the recovered goods to SaddleBrooke and residents collected 90% of the items stolen from them. He commended the Sheriff's office for the quick return of property to owners.

9. ADJOURNMENT: Esther Peabody moved and Ed Sand seconded motion to adjourn the meeting. Motion carried. The meeting adjourned at 11:20 a.m.

Penelope Rauzi
Secretary