Present: Board Members: Patricia Bambridge, Glenn Dickenson, Tammy Rowles, Tim Seyfarth. Absent: Link Paffenbarger. Also present was Controller Emma Kroum, Executive Director Jim Welch, Clif Sawyer representing the budget & finance committee and Michael Underwood of Paramount Landscaping.

Call to Order: With quorum requirements met, Patricia Bambridge called the meeting to order at 6 pm.

Approval of Prior Minutes: Tim Seyfarth moved, Tammy Rowles seconded to approve the October 25, 2016, minutes as presented. Motion carried 4-0.

Comments/Questions from Association Members or Attendees:

- Tim Seyfarth moved, Glenn Dickenson seconded to deny the variance request from a homeowner to keep an unapproved faux wood garage door. The homeowner however was given the option to paint the garage door the color of the house or trim as required in the association’s rules for community living. Motion carried 3-1.

Committee Reports:

Landscaping Committee - Michael Underwood updated the board on the following:

- Overseeding of common areas is finished other than recreation center 2 located on Ranch Circle North, which is almost completed.
- Trees/shrubs, desert spoons, etc., are being cut back in certain areas to keep landscape from encroaching on sidewalks, to keep good visibility at intersections, and to help eliminate rodents from burrowing under them. The board was in agreement this needs to be done now and on an as needed basis in the future.
- Several water main breaks have been reported and repaired mainly due to the age of the irrigation system and from older trees planted over irrigation lines causing breaks from root growth and movement.

There were no other questions on landscaping.

Budget and Finance Committee:

Financial Statements:

- Tim Seyfarth moved, Glenn Dickenson seconded to accept the committee’s recommendations and approve the October 2016, financial statements as presented. Motion carried 4-0.

CD Investments:

- There were no investments this month to discuss.

IRS: Resolution Relating to Membership Income: (Ruling 70-604):

- Tim Seyfarth moved, Glenn Dickenson seconded to accept the committee’s recommendation and approve the Resolution Relating to Membership Income document relating to the IRS Revenue Ruling 70-604. IRS Ruling 70-604 states that any excess membership income remaining at the end of the year shall be carried over and applied against the subsequent tax year. Motion carried 4-0

Architectural Review Committee: (ARC)

- There were no questions regarding the architectural committee.

Items Requiring Board Decisions or Approval:

Office Lease Renewal:

- After reviewing several options, Tim Seyfarth moved, Tammy Rowles seconded to renew the current office lease contract proposal for 5 years, keeping the existing office space, not adding any additional space, or moving from the present location. Motion carried 4-0.
• Tim Seyfarth moved, Tammy Rowles seconded to approve up to $5,000, to do some upgrades to the existing office which, for the most part, will be done in-house by our present maintenance staff to save on costs. Motion carried 4-0.

• Jim Welch mentioned he was looking into eliminating some of our outside storage cost and adding additional shelving and cabinetry in the existing office to house those items.

Executive Directors Report:

Jim Welch updated the board regarding:
• Drainage letters sent out to several homeowners who back to preserves to keep drains clean.
• Fall newsletter is now at the printers and will be distributed with the assessment mailing to save on costs.
• Recreation center maintenance inspections will soon be conducted at the recreation centers on Ranch Circle North and Thunderhill-Ray Road, for any potential repairs which are normally done in the winter months when pools are less occupied to avoid member interruptions.

Tennis Court Project - Recreation Center 2 (Ranch Circle North):

Jim Welch updated the board on the finalization of the post tension tennis court project at recreation center 2, located on Ranch Circle North. He said that all work is almost completed and on budget as follows:
• The tennis court contractor (Custom Courts and Tiles) performed all work satisfactory and according to contract specifications.
• Phoenix Fence is currently in the process of fabricating and installing a new entry gate at the tennis courts now that the tennis court surface is finished and the final measurements of the gate have been taken.
• Premise One, Inc., will be installing the new key FOB gate entry system after gate installation is completed by Phoenix Fence.
• All work is on schedule and courts are monitored by staff at this time for usage and for any questions from members.

Recreation Center 1 (Ranch Circle South/Mtn. Parkway) Tennis Courts/Pickleball Courts:

• Jim Welch updated the board on previous discussions to add additional pickleball lines on the west side tennis court at recreation center 1, and to add two more portable pickleball nets for these new courts. He told the board he is in the process of these upgrades and also some surface repairs will be done to mend several broken seams on the courts. The board concurred and would like future feedback regarding usage and member interest regarding pickleball.

December 2016 Board Meeting:

• Tim Seyfarth moved, Tammy Rowles seconded to cancel next month’s December open board meeting due to the Holiday. Motion carried 4.0.

Additional Business:

• The vacant lot next to the office was discussed for possible future use as a pickleball court location. It was noted however the cost to install the courts, parking area, drainage detail, City of Phoenix permits, ADA requirements, lighting, etc., would be very costly, plus any court lighting cannot exceed a certain height due to the existing high voltage APS utility lines running right above where a pickleball court(s) would be located. The best option is to continue to monitor the pickleball usage and utilize the existing courts at recreation center 1, located on Ranch Circle South and Mountain Parkway, which so far have worked out well for players and at a very low cost, since all the elements mentioned above are already in place.
• Tim Seyfarth moved, Glenn Dickenson seconded to not exceed $600.00 and have Custom Courts & Tiles replace the older worn out tennis court net divider at recreation center 2, located on Ranch Circle North. Motion carried 4.0.
• Tim Seyfarth moved, Patricia Bambridge seconded to approve Water Resource Management to replace a worn out fountain motor at the lake located on Chandler Blvd and 28th Street, not to exceed $9,000.00. The reserves have adequate funds to cover these expenses. Motion carried 4-0.

Community Manager's Report:

There were no questions on the manager’s reports.

Adjournment: With no further business to discuss or questions regarding the community, Tim Seyfarth moved, Tammy Rowles seconded to adjourn the meeting at 7:02 pm. Motion carried 4-0.

Respectably Submitted,

Emma Kroum,
Acting Secretary, by approval of the Board, submitted November 22, 2016.