

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
October 16, 2007
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

Holly Badke, Millie Christensen, Barbara Denault, John Lusko, and Bill Slagle

CALL TO ORDER at 6:33 PM

REPRESENTING AAM: Paula Kennedy

APPROVAL OF MINUTES

The minutes of the September 18, 2007 meeting were unanimously approved.

LANDSCAPE

Adrian Molina of Copper Canyon attended the meeting at the request of AAM. Paula provided the Copper Canyon proposals for: annual flowers, rye grass, and plant replacement on Seville median.

Adrian reported on the preparation for over seed in the two large parks. The seed will be planted during this week (week of October 15, 2007) with winter grass visible by the end of the month. The Board had previously approved the Copper Canyon proposal for \$2,250. for the over seed.

Various choices for annual flowers were discussed. After much discussion, the Board agreed on the type of flowers and colors to be planted. The Board unanimously approved the Copper Canyon proposal for \$1,155. to install annual flowers at the monuments.

Adrian reported on the large amount of sprinkler repairs required this year. It appeared that a large number of sprinkler heads in the Marbella Park were vandalized this past year.

Because of the ongoing drought and the increased cost of water, the Board expressed concern about the future use of water for landscaping. Adrian stated that he will make every effort to control the watering timers to minimize the water quantity and provide only the amount necessary to maintain the landscaping.

The Board discussed the various Copper Canyon proposals provided at the last Board meeting. These included:

1. Improvements for the three islands in Champagne
2. Improvements for common area along Baylor Lane between Golden Lane and Baylor Lane (2 areas)
3. Improvements in the median along Seville.

The granite and drip systems in these areas are in poor condition. The cost of all of these proposals is approximately \$24,000.

The Board discussed the deterioration of the drip system in the median along Seville. It can be replaced in kind with poly line pipe or with the more expensive PVC pipe which has a longer life span of 2 or 3 times. The Board reviewed the options with Adrian and due to the water issues, approved proceeding with in kind replacement of the drip system per the Copper Canyon proposal of \$5,165.

Due to some uncertainty about the availability of funds, the Board unanimously decided to defer the decision on the other landscape proposals until the next meeting.

Due to the concern about water issues, the Board requested a proposal from Copper Canyon to eliminate grass from certain areas. Adrian agreed to provide a proposal.

FINANCIALS

The summary financial report was provided and reviewed by the Board. Overall the financials continue to look good. Water use and common area maintenance (due to repair of the lights) were over budget for the month. The expenses for overall repairs and maintenance continue to be under budget. Some homeowner assessment payments are still late as of September 30, 2007. The tree trimming invoice was finally received and was paid in October.

NEW BUSINESS

No items were discussed.

OLD BUSINESS

1. Budget

Paula included a revised proposed Valencia 2008 Budget in the meeting packet. The revised 2008 Valencia Budget includes a 5% increase, the planned increase in the homeowner assessment, and a 24% increase in water costs due to the City of Chandler revised water rates effective October 1, 2007. The Board unanimously approved the revised Valencia 2008 Budget.

The Board reviewed the proposed letter requesting an additional 5% increase in the homeowner assessment. After some discussion, the Board made some modifications and unanimously agreed to include the revised letter in the 30 day annual meeting notice to be mailed to all homeowners.

2. Lighting

The lighting at the monuments was repaired on September 24, 2007. One set of lights at the Champagne monument is still not working. Paula will follow-up.

3. Yard Sale

Postcards were mailed to all homeowners. The Yard Sale is scheduled for October 20, 2007.

4. Annual Meeting

The annual meeting is scheduled for Tuesday, November 27, 2007.

NEXT MEETING

Tuesday, November 27, 2007

ADJOURNMENT

Meeting adjourned at 7:44 PM

Submitted by John Lusko - Secretary

