

**VALENCIA OWNERS ASSOCIATION  
MEETING MINUTES  
December 18, 2007  
CHANDLER BIBLE CHURCH**

**BOARD MEMBERS PRESENT:**

Holly Badke, Rudy Bustamante, Millie Christensen, Barbara Denault, and John Lusko.

**CALL TO ORDER at 6:37 PM**

**REPRESENTING AAM:** Paula Kennedy

**ELECTION OF OFFICERS**

The Board elected the following officers:

President	-	Holly Badke
Vice President	-	Barbara Denault
Secretary	-	John Lusko
Treasurer	-	Millie Christensen

**LANDSCAPE**

Adrian Molina of Copper Canyon was invited but did not attend the meeting.

Plans were to have Adrian discuss the irrigation repairs along Seville (which appear to have been completed or close to it), plant replacement along Seville, and maintenance of the citrus trees.

The Board discussed the concerns about the orange trees along Seville and Congress. Copper Canyon provided a proposal for \$1,100. to fertilize and maintain these orange trees. The Board agreed that it would be beneficial to approve the proposal now and approved it by unanimous vote.

Copper Canyon provided a proposal to replace the missing plants along Seville including the middle island (a total of approximately 300 plants and trees) for \$4,837.50. Adrian will discuss this proposal at the January Board meeting.

The Board requested Paula to obtain a large map of the area and show the complete Valencia irrigation system on the map. An attempt will be made to include the date when each portion of the irrigation system was last replaced. Information will be obtained from Adrian and AAM records.

Paula reported that she requested Adrian to reduce the irrigation of the winter grass and plants because of the recent rains. This should reduce the Valencia water bill.

The Board requested Paula to direct Copper Canyon to keep maintaining the irrigation system to avoid loss of water but provide the necessary amount of water for the plants and to remove any dead plants.

The Board requested Paula to obtain a proposal from Copper Canyon to do the necessary maintenance to the front yard landscaping at 1371 N. Congress. The house is currently owned by a lender.

At the October meeting, due to the concern about water issues, the Board requested a proposal from Copper Canyon to eliminate grass from certain areas. Adrian has not provided a proposal yet. Paula agreed to follow-up.

Curt Davis, a Valencia homeowner, attended the meeting to request approval for modification to the sidewalk entrance at the front door to his house. The Architectural Review Committee approved his request.

One of the Board members reported that a tree had been cut down but the remaining stump is too high above the ground and could be a safety concern. Paula will discuss with Adrian.

The Board reminded Paula to request Adrian to attend the January Board meeting and report on the condition of the drip system in the Champagne islands and other items.

### **APPROVAL OF MINUTES**

The minutes of the October 16, 2007 meeting were unanimously approved.

### **FINANCIALS**

The summary financial reports for October and November were provided and reviewed by the Board. Overall the financials continue to look good. Expenses for utilities (electricity, water, and sewer) are close to budget for the year. The expenses for overall repairs and maintenance continue to be under budget, which should allow for landscaping improvements. Some homeowner assessment payments are still late as of November 30, 2007. Significant expenses in October and November included sprinkler repairs, the planting of winter grass, and the planting of annual flowers.

### **NEW BUSINESS**

1. The Associated Asset Management contract was signed
2. The purchase of new concrete park benches was discussed. There are concerns about graffiti on concrete benches. The purchase has been deferred for consideration of higher priority landscape projects.
3. The Board unanimously agreed that the remaining steel parts of the old park benches can be donated.
4. The Valencia Owners Association website will be updated. Bethany Van Fleet is the webmaster. All changes must be approved by the Board. Old data will be removed. Approved meeting minutes will be posted. The Agenda for the upcoming Board meeting should be posted at least 24 hours before the meeting. At a previous meeting, the Board had discussed the leash law for pets referenced in the CC&R's. A link to the City of Chandler website addressing this issue has been provided on the Valencia Owners Association website.

### **OLD BUSINESS**

1. 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 has withheld payment of the last invoice to Decca Southwest. Paula has requested that they re-inspect their work. The Board recommended that other options be pursued for future lighting repairs.
2. Newsletter  
The Board members will pursue various options and provide examples for review at a future meeting.

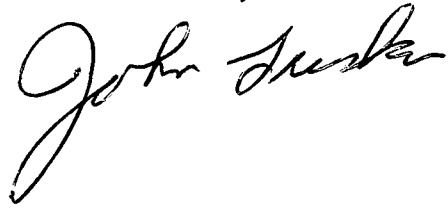
**NEXT MEETING**

Tuesday, January 15, 2008

**ADJOURNMENT**

Meeting adjourned at 7:30 PM

Submitted by John Lusko - Secretary

A handwritten signature in black ink, reading "John Lusko". The signature is written in a cursive style with a large, looping initial "J".