

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
February 19, 2008
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

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

CALL TO ORDER at 6:43 PM

REPRESENTING AAM: Paula Kennedy

LANDSCAPE

A Copper Canyon representative did not attend this meeting. Paula stated that the current plan is to have a representative attend a meeting once every quarter, as previously agreed by the Board.

Paula reported that the citrus trees on Seville were trimmed and fertilized. Several of the Board members stated the trees appear to have frost damage and look dried out based on the color of the trees. After some discussion, the Board unanimously agreed to have an arborist inspect the trees to determine the problem and recommend an approach to improve the health of the trees. Paula will arrange for the arborist.

Barbara Denault, Adrian Molina of Copper Canyon, and Paula met to discuss the renovation of the islands in Champagne. Adrian agreed to provide a proposal for some plant removal and replacement as well as the addition of granite and repairs to the irrigation. Paula provided copies of the three proposals received from Adrian:

- | | |
|-------------------------------|----------------------------------------------|
| 1. Champagne West Island | \$4,878.00 including \$4,275.00 for granite |
| 2. Champagne Middle Island | \$2,334.25 including \$1,875.00 for granite |
| 3. Champagne East Side Island | \$3,665.50 including \$3,150.00 for granite. |

After some discussion, the Board unanimously approved proceeding with the renovations without the addition of the granite. The Board questioned the amount of granite for each island included in the proposals. Paula agreed to request the method used by Copper Canyon to arrive at the estimated quantities. The cost per ton of installed ½ in. Madison Gold granite is \$75./ton. The Board decided to defer the installation of the granite to ensure that sufficient funding will be available. The approved costs for the three islands include the installation of lantana, Texas sage, ½ in. PVC poly line, and irrigation system batteries and valves. The total cost for this approved work for the three islands is \$1,577.75.

At the January meeting the Board requested Adrian to perform the following work:

1. Trim the dead branches from the citrus trees.
2. Paint the trunks of the citrus trees a little higher.
3. Remove the dead tree from one of the Champagne islands.
4. Remove dead vegetation throughout Valencia.
5. Keep maintaining the drip systems.

Much of this work has not been completed. Adrian provided a proposal to remove the two dead Mesquite trees on the Champagne islands for \$960.00. This price includes stump grinding. The Board unanimously approved this proposal. Adrian also had provided a proposal for the removal of grass and the installation of granite and sprinkler caps in the two small areas on Seville and Congress. The cost for this work is \$2,651.40. This proposal was not approved by the Board.

At the January 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 has pursued this and should have something available at the next Board meeting. This information was not available for this meeting..

There was no report at this meeting on the status of the tree that had been cut down but had a remaining stump too high above the ground. Also, at the January meeting, the Board had requested Adrian to provide orange flags so that Board members can mark irrigation system leaks and problems with sprinklers when observed. This will need follow-up. Adrian also agreed to show some Board members the location of critical irrigation system shut-off valves.

APPROVAL OF MINUTES

The minutes of the January 15, 2008 meeting were unanimously approved.

FINANCIALS

The summary financial report for January was provided and reviewed by the Board.

The payment of assessments were approximately 25% (\$8,000.00) under budget as of January 31, 2008. Paula provided an updated status included in the Delinquent Report. As of February 19, 2008, assessments are approximately \$3,300.00 under budget. The irrigation water was turned off because of the recent rain, resulting in savings on water costs. Landscape expenses including the planting of flowers, replacement of plants, granite replacement, and sprinkler repairs were over budget. Most of these expenses were related to the renovation of the Seville sprinkler system. Some expenses were not budgeted in January.

NEW BUSINESS

Wall Damage at 3480 W. Golden Lane

The homeowner has reported that the common area irrigation has caused considerable damage to the interior of the wall in the homeowner's yard. The homeowner is requesting that the association address the irrigation problem and repair the wall. Paula provided pictures. She also reported receiving a complaint from the homeowner at 3341 Sheffield Ave. regarding the irrigation causing damage to the walls. The Board members discussed the problem and unanimously agreed that a request should be made to Copper Canyon to review the concern and provide a recommendation to correct the problem.

OLD BUSINESS

1. Egg Hunt

The date for the Valencia Spring Egg Hunt was discussed. Paula confirmed that the Egg Hunt will be held on Saturday, March 15, 2008. Details of the Egg Hunt were discussed and assignments were made to the various Board members. Paula will have postcards mailed to all of the residents of Valencia.

2. Newsletter

The newsletter was not discussed and will not be published this quarter.

NEXT MEETING

Tuesday, March 18, 2008.

ADJOURNMENT

Meeting adjourned at 7:46 PM

Submitted by John Lusko - Secretary

