

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
March 17, 2009
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

Holly Badke, Millie Christensen, Donald Creighton, Barbara Denault, and John Lusko.

REPRESENTING AAM: Paula Kennedy

CALL TO ORDER at 6:35 PM

LANDSCAPE

Paula provided a summary of 2009 budgeted items and the proposed costs from Clean Cut Lawns. The 2009 Valencia Budget includes \$10,000 for tree trimming, while the Clean Cut Proposal to trim all trees is \$10,735. The Board is considering skipping the trimming of the orange trees in 2009 to stay within the tree trimming budget.

Paula provided a copy of the Clean Cut Estimate #608 to remove the fruit from the orange trees for \$665. After some discussion, the Board unanimously approved this proposal.

Paula provided a copy of the Clean Cut Estimate #563 to trim the date palm trees for \$2,880 (\$40 per tree for 72 trees). Since late spring is the busy tree trimming season, the Board decided to approve unanimously the estimate to schedule the work in June. Palm trees need to be trimmed every year.

Paula provided a copy of the Clean Cut Estimate #564 to trim the citrus trees, remove the fruit, and deep feed with citrus fertilizer (\$15 per tree for 60 trees) for a project total of \$3,795. The Board approved the deep feed with citrus fertilizer for \$900. The trimming of the orange trees was not approved.

Paula also provided the Clean Cut Estimate #315 from July 2008 to install ½" Walker Gold screened granite in the Champagne islands for \$7,200 (120 tons at \$60 per ton). After some discussion, the Board decided to defer this work, pending the availability of funds later in the year.

The Board discussed the need for plant replacement in certain areas along Seville and asked Paula to request an evaluation and estimate from Clean Cut. The plants around the monuments need to be trimmed.

Clean Cut planted the two new Acacia Mogul trees at the entrance to Champagne.

APPROVAL OF MINUTES

The minutes of the February 17, 2009 meeting were unanimously approved.

FINANCIALS

Paula provided a copy of the 2008 Compilation Report and Financial Statements – Cash Basis for Valencia Owners Association to each Board member. The report was done by Mark Reece, CPA. There was no significant discussion as nothing unusual was noted in the report.

The summary financial report for February 2009 was provided and reviewed by the Board. The following items were discussed:

1. There were no unusual expenses in February.
2. Overall the financials look good.
3. The monthly transfer of funds from the Operating Account to the Reserve Account was suspended in February based on Board approval at the February 17, 2009 meeting. This suspension will continue through December 31, 2009.

NEW BUSINESS

No new business was discussed at this meeting.

OLD BUSINESS

The tree trimming and granite proposals from Clean Cut were discussed with the results of the discussion included under the Landscape Section of these minutes.

Paula wrote a letter to Skyline Painting regarding readdressing the monument at the Champagne entrance. The stucco was not prepared prior to painting. Skyline Painting has not yet responded. The Board decided to invite Skyline Painting to the April Board Meeting.

Paula had G. B. Maintenance weld the door into the Valencia monument closed. This is the monument at Seville and Price. It appears that a homeless person may have been living inside the monument. The police were contacted regarding the trespasser. When the police arrived, the person was not there. The police left a note telling the trespasser to remove his belongings and move on. The police were not willing to stop by later on a routine basis to check if he was there. The police need to be called if the person is there.

The Easter Egg Hunt is scheduled for Saturday, April 4, 2009 at the Marbella Park. The egg hunt will begin at 11:00 AM with the picnic scheduled to start at 11:30 AM. Assignments for the various Board members were discussed.

The Community Yard Sale is scheduled for Saturday, April 18, 2009. The Board members will post the signs on Friday evening, April 17, 2009.

Paula reported on the status of the following action items from the February 17, 2009 meeting.

1. Paula to obtain a proposal from Clean Cut for removal of the fruit from the orange trees - Complete
2. Paula to follow-up on securing the Valencia monument door at Seville and Price - Complete

NEW ACTION ITEMS

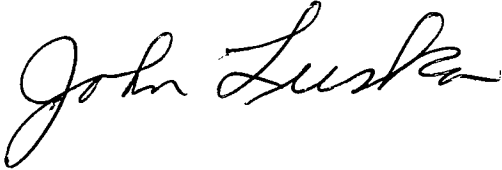
1. Paula to request Clean Cut to evaluate possible plant replacement along Seville and provide an estimate for any recommendations.
2. Paula to request Clean Cut to inspect the plants around the monuments and trim as necessary.
3. Paula to invite Skyline Painting to the April Board meeting to discuss the monument painting.

NEXT MEETING

Tuesday, April 21, 2009.

ADJOURNMENT

Meeting adjourned at 7:15 PM

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

Submitted by John Lusko - Secretary