

**VALENCIA OWNERS ASSOCIATION  
MEETING MINUTES  
March 18, 2008  
CHANDLER BIBLE CHURCH**

**BOARD MEMBERS PRESENT:**

Millie Christensen, Barbara Denault, and John Lusko.

**CALL TO ORDER at 6:38 PM**

**REPRESENTING AAM:** Paula Kennedy

**LANDSCAPE**

A Copper Canyon representative did not attend this meeting. The Board members discussed the performance of Copper Canyon..

At the February Board meeting, 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 and Barbara met with Gary McCann, a certified arborist with Clean Cut Lawns.

The arborist believes that the problems with the orange trees were caused by incorrect fertilizer and watering. The arborist recommended that each citrus tree have 3 – 4 drips in the canopy areas away from the trunks. Paula provided a copy of the report. Adrian of Copper Canyon was informed about the recommendations and has resolved the irrigation issue and committed to fertilizing the orange trees with fertilizer formulated for citrus. Copper Canyon has not yet billed the Valencia Owners Association for trimming the orange trees. We also owe Copper Canyon for two months of service.

Due to the poor workmanship of the irrigation installation on the Seville median, Copper Canyon was requested to postpone the start of the Champagne islands project until after further discussion by the Board.

Copper Canyon has not completed all of the work that has been requested. Some of the remaining work includes removal of a small tree, replacement of a tree and plants, and spraying of weeds.

Paula provided a landscape maintenance proposal from Clean Cut Lawns for review by the Board. The monthly cost is lower than currently billed by Copper Canyon. The hourly charges and most of the plant costs are also lower than that of Copper Canyon. Paula has had good experience with Clean Cut Lawns. Based on the recent poor performance of Copper Canyon, the Board unanimously approved providing Copper Canyon the 30-day termination notice at the end of March and offering a contract to Clean Cut Lawns, based on their proposal.

One of the lights is out at the Marbella monument. Paula plans to use another contractor for lighting problems. Decca services have not been satisfactory.

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. Adrian did not provide information on irrigation work completed by Copper Canyon. Paula agreed to check AAM records.

The Board discussed the suggestion for periodic scheduled property walks by the Board. All agreed that this should be done every 2 – 3 months.

The Board also requested that a representative of Clean Cut Lawns attend the April 15, 2008 Board meeting. Paula agreed to extend the invitation. A suggestion by Clean Cut Lawns to reduce water usage is to cut back on summer watering and let the grass go a little brown. People tend to use the park on a less frequent basis in the middle of the summer. The Board will consider this suggestion at a future meeting. One advantage of using Clean Cut Lawns is that a licensed arborist periodically reviews the property and makes recommendations.

Paula provided copies of a proposal from Copper Canyon for tree trimming and revised proposals for the three Champagne islands for installation of granite and renovations. The Board decided not to act on these proposals.

## **APPROVAL OF MINUTES**

The minutes of the February 19, 2008 meeting were unanimously approved.

## **FINANCIALS**

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

The payment of assessments was approximately 20% (\$7,000.00) under budget as of February 29, 2008. Legal fees are over budget because of the need for increased collections. Water and electricity usage has been below budget in January and February. Sprinkler repairs continue to be an expense.

## **NEW BUSINESS**

No new business was discussed at this meeting.

## **OLD BUSINESS**

### **1. 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 requested Adrian from Copper Canyon and Gary from Clean Cut Lawns to inspect the damage. Both agree that the only resolution to the problem is to move the irrigation approximately 1 – 2 feet away from the walls and add granite to that area. This will not completely eliminate overspray on the walls but should resolve the soaking problem. Paula will advise the homeowner that the Valencia Owners Association is addressing the problem.

### **2. Egg Hunt**

The overall impression was that the egg hunt went very well.

### **3. Newsletter**

The newsletter was discussed. The City of Chandler has a program that supports the publishing of newsletters by Homeowners Associations. The Board members are working with the City to implement a newsletter. The City has templates that can be used and needs several months advance notice. Various subjects were suggested for the newsletter.

### **4. House Painting**

Paula plans to send out the notifications to the homeowners whose property has items needing to be painted. The Board agreed to allow the homeowners until January 1, 2009 to complete the painting.

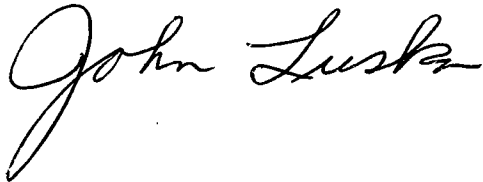
**NEXT MEETING**

Tuesday, April 15, 2008.

**ADJOURNMENT**

Meeting adjourned at 7:18 PM

Submitted by John Lusko - Secretary

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