

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
April 15, 2008
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

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

CALL TO ORDER at 6:33 PM

REPRESENTING AAM: Paula Kennedy

LANDSCAPE

Gary McCann, a certified arborist and a representative of the new landscape contractor – Clean Cut Lawns, attended the meeting.

Copper Canyon was notified on March 31, 2008 of termination of the landscape contract, effective April 30, 2008. Clean Cut Lawns will begin the landscape maintenance on May 1, 2008. Paula provided a copy of the proposal in the meeting packet. The board members had previously reviewed the proposal and had a brief discussion with Gary McCann.

Paula and Gary toured the Valencia property on April 9, 2008 and reviewed the upcoming desired work for the Champagne islands and relocation of the Marbella park irrigation away from the walls. The irrigation specialist for Clean Cut Lawns is reviewing the required irrigation renovations. The proposals for the Champagne islands and park irrigation modifications should be available for work to be done in May.

Paula provided a proposal from Clean Cut Lawns for palm tree trimming. The trimming of palm trees is usually performed in the May-July timeframe. This work includes removal of dates, seed pods, dead limbs, and any fronds below a 90 degree angle from the trunk. The proposal covers 72 trees at \$40.00 per tree for a total cost of \$2,880.00. The board unanimously approved the proposal.

When Clean Cut Lawns begins the landscaping work for Valencia in May, they will do a thorough review of the irrigation system, including controllers. John Nation is the owner of Clean Cut Lawns and is committed to doing a good job for the Valencia Owners Association.

Gary McCann discussed some preliminary observations from his tour of Valencia. The orange trees in the center island along Seville need more water, and the watering of the winter grass should be reduced now.

The board discussed the grass in the Valencia drainage areas. Based on the projected cost for removal, it may be less expensive to keep the grass. The areas are fairly small and do not require much water. The board decided to leave the grass in these areas for now.

Copper Canyon has not completed all of the work that has been previously requested. The board requested that Paula have Copper Canyon remove the winter flowers, spray the weeds, and reduce the amount of watering. This should be included in the weekly landscape maintenance requirements.

The board discussed possible plants for Valencia with Gary McCann. Lantanas seem to do well in the summer. Littlejohns have been successful year round. They also discussed the addition of granite. Generally, large amounts of granite should be installed to make the per ton charge somewhat reasonable due to the delivery charge. Several

areas should have the granite additions at the same time. Copper Canyon did not fix the protruding plastic irrigation lines. This problem will need to be addressed by Copper Canyon or Clean Cut Lawns.

The board requested that a representative of Clean Cut Lawns attend the May board meeting, which is scheduled for May 20, 2008. Clean Cut Lawns would have 3 weeks after the start of their contract to review the state of the Valencia landscape and irrigation systems. They should be able to report their findings to the board.

Paula will inspect the neighborhood for trees requiring trimming and areas needing granite during May.

APPROVAL OF MINUTES

The minutes of the March 18, 2008 meeting were unanimously approved.

FINANCIALS

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

Water and electricity usage continued to be below budget in March. Overall the financials look good. There were no unusual expenses.

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 sent a letter to the homeowner describing the plan that the Valencia Owners Association will follow to address the problem. The homeowner has not yet responded.
2. House Painting
Paula provided the list of homeowners that where sent letters for painting. Those who must paint the entire house were given a deadline of December 31, 2008. Those who must paint only the garage door or a block wall were given a deadline of June 30, 2008.
3. Lighting
The light at Marbella is still not working. Paula will arrange for the repair.

ACTION ITEMS

1. Paula to make arrangements for repair of the Marbella light.
2. Paula to implement irrigation map and document known replacements.
3. Paula to clarify pricing for overseed from Clean Cut Lawns.
4. Paula to obtain proposal for planting of flowers from Clean Cut Lawns.
5. Paula to request Copper Canyon to reduce watering, spray weeds, and remove winter flowers.
6. Paula to obtain proposals for the Champagne islands and irrigation relocation in the park.

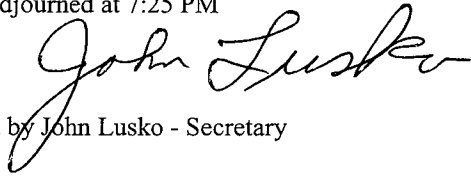
7. Paula to inspect the neighborhood for tree trimming and granite addition needs.
8. Paula to make arrangements for burying of protruding irrigation lines.

NEXT MEETING

Tuesday, May 20, 2008.

ADJOURNMENT

Meeting adjourned at 7:25 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