

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
May 20, 2008
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

Millie Christensen, Barbara Denault, and John Lusko.

CALL TO ORDER at 6:30 PM

REPRESENTING AAM: Paula Kennedy

LANDSCAPE

Robert Logan, a representative of the new landscape contractor – Clean Cut Lawns, attended the meeting. Clean Cut Lawns began the landscape maintenance on May 1, 2008.

The Board discussed the status of the landscape with Robert Logan and expressed concern over the brown grass in the Marbella Park. Robert explained that the winter grass should be dying and the summer grass should be taking over. The watering time was reduced to help with the transition to summer grass. Robert also reported that there was a defective backflow valve that has now been repaired. Robert stated that deep and infrequent watering seems to work for the lawns. The Board reiterated that they have never seen the Marbella Park grass look as bad in May. Robert requested that the Board be patient. He was confident that the grass will recover within 3 or 4 weeks.

The winter flowers were removed from the monuments. The Board reported that the plastic irrigation piping is protruding above the dirt in various locations and that some plants are extending into the street.

Clean Cut Lawns had provided a proposal for replanting at the monuments. Various ideas were discussed. Approximately 7 – 8 plants are needed per monument. Littlejohns are a possibility. The approximate cost, depending on the choice of plant, is \$200 per monument or \$800. The Board did not decide on a course of action and decided to meet with Robert to make a decision. Robert agreed to bring a littlejohn plant to the meeting.

The trees in the park need to be trimmed. The stressed orange trees in the median seem to be improving.

Clean Cut Lawns provided proposals for the following:

1. Remove the Bermuda grass and add ½ in. granite at the small common areas along Golden and Baylor for \$10,333. This item was tabled.
2. Move the irrigation away from the property walls at the parks, and add river rock and curbing along the parks. Once the grass is removed, the irrigation would be relocated and the curbing would be added. The cost for this work is \$8,175.
3. Correct the irrigation, add shrubs, and add gravel to the 3 Champagne islands for \$12,944.
4. Trim or remove the tree in the common area behind 3381 Baylor Lane (\$250. or \$635.).

The Board discussed each of the landscaping proposals. There is not enough funding available to do all of the proposed work. As a result, the Board decided on the following:

1. Wait and see on the brown grass areas in the Marbella Park.
2. Meet with Robert Logan on Wednesday, May 28, 2008, to determine the plants for each monument. Based on an estimate of \$800, the Board approved to proceed with the monument plants, pending a decision on the type.
3. Defer the work on the small common areas along Golden and Baylor due to budget concerns. For now, the Board decided to water these areas and keep the grass.
4. Do a limited amount of work on the three Champagne Islands. This work includes replacement of the irrigation control valves and installation of remote timers (one for each island). The Board decided to keep the existing plants, provided that they are still alive and verify the irrigation to each plant. If adjustments are needed, Clean Cut Lawns should make them and ensure that the irrigation system works well in each island.
5. Begin the work on the relocation of the irrigation away from the property walls at the parks. The Board approved proceeding with the removal of the grass and relocation of the irrigation along the wall at 3480 W. Golden with continuation to Ironwood Drive.
6. The Board directed Paula to proceed with removal of the large Mesquite tree behind 3381 Baylor Lane. This includes stump grinding. Paula will negotiate with the homeowner for possible sharing of the cost for removal.

Paula inspected the property for thinning granite. The median on Seville is in good condition. The area at the mail boxes in Champagne needs replenishment as well as the areas around the entrances to all of the subdivisions. The areas along the north and south sides of Seville are in good condition, except for an area next to the wall on the south side. The area along the wall on the east end of Chardonney and the area along the wall of the west end of Cabernet need granite. Due to funding constraints, this work will be delayed.

APPROVAL OF MINUTES

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

FINANCIALS

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

As of May 6, 2008, payment of assessments is approximately \$9,100. underbudget. Water and electricity usage continued to be below budget in April. Year to date sprinkler repair expenses are over budget. Overall the financials look good. There were no unusual expenses.

NEW BUSINESS

No new business was discussed at this meeting.

OLD BUSINESS

Paula reported on the status of the action items from the April 15, 2008 meeting:

1. Paula to make arrangements for repair of the Marbella light – Complete.
2. Paula to implement irrigation map and document known replacements – Available and will be maintained as work is done.
3. Paula to clarify pricing for overseed from Clean Cut Lawns – Complete.
4. Paula to obtain proposal for planting of flowers from Clean Cut Lawns – In progress.
5. Paula to request Copper Canyon to reduce watering, spray weeds, and remove winter flowers – Watering was reduced and winter flowers were removed. Not all weeds were sprayed.
6. Paula to obtain proposals for the Champagne islands and irrigation relocation in the park – Complete.

7. Paula to inspect the neighborhood for tree trimming and granite addition needs – Complete.
8. Paula to make arrangements for burying of protruding irrigation lines – Not done.

ACTION ITEMS

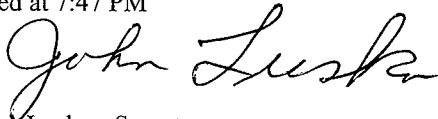
1. Paula and the Board to meet with Clean Cut Lawns to determine type of monument plants.
2. Paula to direct Clean Cut Lawns to proceed with the limited amount of approved work for the three Champagne islands.
3. Paula to direct Clean Cut Lawns to proceed with the limited amount of approved work for removal of grass along the park walls.
4. Paula to proceed with arrangements for removal of the Mesquite tree.
5. Paula to make arrangements for burying of protruding irrigation lines.
6. Paula to direct Clean Cut Lawns to implement watering the small common areas along Golden and Baylor.

NEXT MEETING

Tuesday, June 17, 2008.

ADJOURNMENT

Meeting adjourned at 7:47 PM

A handwritten signature in cursive script that reads "John Lusko". The signature is written in black ink and is positioned above the typed name of the secretary.

Submitted by John Lusko - Secretary