

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
June 17, 2008
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

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

CALL TO ORDER at 6:35 PM

REPRESENTING AAM: Paula Kennedy

LANDSCAPE

Clean Cut Lawns began the landscape maintenance on May 1, 2008. John Nation and Dan Berryhill attended the meeting. John is the owner of Clean Cut Lawns. Dan is the new Clean Cut representative who will oversee our landscape work. Robert Logan has been re-assigned to other work.

John Nation reported on the recent work that has been completed. Clean Cut Lawns provided very detailed weekly reports that describe the work completed and any special notes related to repairs made as items of concern. Paula provided copies of the weekly reports. The following major landscape items were completed: removal of posts, trimming of palm trees, removal of a tree requested by a neighbor, installation of the plants in all of the monuments, and the installation of three remote timers in the Champagne islands (one in each island).

The Board questioned the type of plants that were installed in the monuments as they were not the ones previously approved. John Nation reported that the red lantana plants were not available. The verbena that were planted are also supposed to come back every year.

John Nation reported that the irrigation system is old and will probably need continual repair. The irrigation system in each of the Champagne islands has been checked and is providing water to all plants.

The following proposals were discussed:

1. Replanting of the monuments – the Board had previously approved proceeding with this proposal pending direction given after the tour with Paula and the Board representative. The previous approval amount was approximately \$800. This approval amount covered the installation of plants. An extra \$200 was required for clean-up of the monuments and burying of the irrigation lines. The Board concurred with the approach taken.
2. Correct the irrigation, add shrubs, and add gravel to the three Champagne islands for \$12,944. This was the proposal presented at the May meeting. Approximately \$3,500 of this amount was for replacement of the irrigation polylines. The replacement of the irrigation remote timers was included in this estimate.
3. Relocate the irrigation away from the property wall along the Westside of the park between Ironwood and Golden for \$3,394. The work includes removal of 1,200 sq. ft. of turf, relocation of the irrigation, and the addition of river rock and curbing. The homeowner at 3480 W. Golden had complained about water damage to his wall. The Board unanimously approved this proposal. After this work has been completed, Paula will make arrangements to repair the damaged wall. Paula will get quotes.

At the May meeting the Board approved proceeding with the removal of the large Mesquite tree behind 3381 Baylor Lane. The homeowner who made the request agreed to pay \$150 toward the removal.

The Board approved the planting of a palm tree on the island at the entrance to Seville from Price Road. The type of palm tree will be determined within a few days after the meeting. The Board will attempt to get reimbursement from SRP.

The irrigation system needs to be evaluated. The Board approved four hours of Clean Cut irrigation technician time to assess the system and trace the wires to the battery operated solenoids for the valves.

Some of the timers in the irrigation system are from the original installation. There have been some cheap repairs made in the past. Paula will check if the replacement of the timers can be covered with funds from the Reserve.

The Board expressed a concern about the need for weed control in the turf.

APPROVAL OF MINUTES

The minutes of the May 20, 2008 meeting were unanimously approved.

FINANCIALS

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

As of May 31, 2008, water and electricity usage continued to be below budget in May. Year to date sprinkler repair expenses are over budget. Overall the financials look good. There were no unusual expenses in May.

NEW BUSINESS

No new business was discussed at this meeting.

OLD BUSINESS

Paula reported that she received a proposal from G. B. Maintenance to replace two bullet lights at the Chardonnay monument for \$363. Paula requested another proposal for using rock lights in place of the bullet lights. The lighting at the Cabernet monument needs various repairs. Paula also requested a proposal for cleaning and touching up the paint on the monuments. The Board reviewed the pictures provided by Paula and approved proceeding with the lighting repairs at the Cabernet monument as discussed for an amount in the range of \$1,000. This includes removal of the lights on the ground and possible relocation of one light to the planter.

Paula completed the following action items from the May 20, 2008 meeting:

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.

ACTION ITEMS

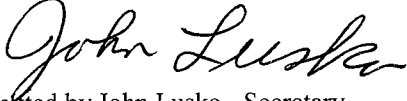
1. Paula to get quotes for repair of a neighbor's water-damaged wall.
2. Paula to inform Clean Cut Lawn about the type of palm tree to be planted on the Seville island.
3. Paula to check if the replacement of irrigation system timers can be covered with funds from the Reserve.
4. Paula to arrange for repair of the lighting at the Cabernet monument.

NEXT MEETING

Tuesday, July 15, 2008

ADJOURNMENT

Meeting adjourned at 7:31 PM

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

Submitted by John Lusko - Secretary