

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

**BOARD MEMBERS PRESENT:**

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

**CALL TO ORDER at 6:35 PM**

**REPRESENTING AAM:** Paula Kennedy

**LANDSCAPE**

Dan Berryhill attended the meeting. Dan is the Clean Cut representative who will oversee our landscape work. 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 palm tree has been planted on the Seville median at the entrance to Valencia from southbound Price Road. The irrigation next to the wall along the Westside of the park between Ironwood and Golden has been relocated. The curbing has also been installed. The river rock has not been installed yet, but is planned to be placed later in the week. Paula plans to meet soon with two painters for proposals to repair and paint the wall.

The proposal (Estimate #314) from Clean Cut Lawns to install shrubs and new irrigation lines in the three Champagne Islands for \$4,760 was discussed. The board reviewed the proposed plants and shrubs and requested yellow birds rather than yellow bells. They also requested Mexican Red Bird of Paradise plants. The board unanimously approved this proposal for \$4,760. The proposal (Estimate #315) from Clean Cut Lawns to place 120 tons of ½ in. Walker Gold screened granite in the three Champagne Islands for \$7,200 was not approved and was deferred for future consideration when funds become available.

Paula reviewed the Reserve Study and determined that \$2,945 was allocated for replacement of time clocks/controllers. Various time clocks and controllers have been recently replaced. Others need to be replaced in the near future. Paula will transfer the allocated funding from the Reserve Study to cover some of the expenses.

The Board had previously approved proceeding with replanting around the monuments. Many of the plants (7 or 8) around the Chardonnay monument are dead. Also 1 or 2 of the plants around the Marbella monument have also died. Clean Cut Lawns will investigate why the plants died before replacing them.

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 tree next to 3311 Baylor was removed in error but was 4 feet from the wall and was over the roof of the house on the other side of the wall and probably should have been removed. The tree east of 3381 Baylor was removed as originally requested. There will be no charge for removal of the tree removed in error.

Clean Cut evaluated the irrigation system. The Board previously 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.

The irrigation system was shut off due to the recent rains and to conserve water. It will be turned on as necessary.

The Board expressed a concern about the need for weed control in the turf. Clean Cut will provide a proposal for weed control in the Marbella Park.

The property manager of Circle G has requested that the Valencia Owners Association trim the common area trees that are hanging over the Circle G property. Both Paula and the board thought that no common area trees are in the area that Circle G was referencing and would not be a concern of the board. Circle G would need to approach the individual homeowners or have the overhanging limbs trimmed.

Dan reported that some of the common areas need to be leveled. There are valve boxes that are too high above the ground while others are too low. Clean Cut will prepare a proposal that will describe the areas and the work that should be done.

Dan agreed to replace the flag emitters on the island at the entrance to Champagne to repair the water shooting into the street.

Dan also reported on some of the upcoming work that needs to be done, including removal of volunteer trees and plants around the property.

### **APPROVAL OF MINUTES**

The minutes of the June 17, 2008 meeting were unanimously approved.

### **FINANCIALS**

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

As of June 30, 2008, water and electricity usage continued to be below budget. Year to date sprinkler repair expenses are over budget. Overall the financials look good. There were no unusual expenses in June.

### **NEW BUSINESS**

No new business was discussed at this meeting.

### **OLD BUSINESS**

Paula provided a copy of the proposal from G. B. Contracting to troubleshoot the lighting at the Cabernet monument and relocate or replace approximately 4 new lights for \$1,452. Paula also received a proposal for cleaning and touching up the paint on the monuments for \$907. It is unclear if this is for each monument or all 5. Paula will ask for clarification on the monument repair and painting pricing and if the pricing for new lights is for bullet lights or rock lights. The board approved proceeding with the lighting work if the pricing for rock lights would be an increase in the range of \$100 for a total cost of \$1,550 - \$1,600.

Paula reported on the status of the following action items from the June 17, 2008 meeting:

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

### **ACTION ITEMS**

1. Paula to make arrangements for repair and painting of homeowners water-damaged wall.
2. Paula to transfer funds from the Reserve Fund to cover the replacement of time clocks and controllers.

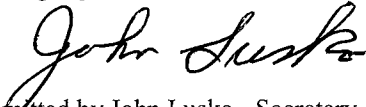
3. Paula to follow up with Clean Cut on decisions made during the meeting: Proposal 314, cause of dead plants at the monuments, obtain a proposal for weed control, obtain a proposal to address the uneven grade level, and replacement of the flag emitters on the Champagne entrance island.
4. Paula to contact the Circle G community manager to discuss the overhanging trees.
5. Paula to follow up on lighting repairs at the Cabernet monument and the repair and painting pricing.

**NEXT MEETING**

Tuesday, August 19, 2008

**ADJOURNMENT**

Meeting adjourned at 7:40 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