

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
September 16, 2008
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

Rudy Bustamante, Millie Christensen, Barbara Denault, and John Lusco.

CALL TO ORDER at 6:31 PM

REPRESENTING AAM: Paula Kennedy

LANDSCAPE

Dan Berryhill, our Clean Cut representative, attended the meeting. Dan reported that Clean Cut had made a second application to control the weeds in the park.

Clean Cut Lawns completed the leveling of valve boxes and lawn areas. The Board had unanimously approved the proposal for \$2,026.57 at the August Board meeting. There were approximately 23 valve boxes and 17 low areas in the turf that were leveled to alleviate trip hazards in the lawns.

At the August Board meeting, Dan reported that many of the trees needed to be thinned, especially the large mesquites in the park. The Board requested Clean Cut to prepare a proposal to selectively trim trees. Dan provided a proposal for \$5,100. to trim trees in various locations. All of the identified trees have very dense canopies and the potential for damage due to the weight and wind. At Board request, Dan agreed to include the removal of 2 existing tree stumps under the quoted proposal price. The Board unanimously approved this proposal.

The Board discussed the damaged roof from the fallen tree located in the Marbella Park. Paula provided the names and phone numbers of three roofing repair companies to the homeowner. The damage appears to be minor. Paula has not received a response from the homeowner yet.

Lantanas and littlejohns were planted at the monuments. The Board requested Dan to look at the flowers and the irrigation system in the Chardonnay monument. The Board will discuss winter flowers for the monuments at the October meeting. Dan reported that the irrigation systems for the monument planters may need some revisions for proper irrigation of the various plants and trees. Dan agreed to review the various monument irrigation systems. Dan also agreed to watch the citrus trees in the island at the Champagne entrance.

The Board acknowledged Dan for the quick response on the fallen tree in Marbella Park caused by a storm.

APPROVAL OF MINUTES

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

FINANCIALS

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

As of August 31, 2008, year-to-date 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 or unexpected expenses in August.

Paula provided a copy of the revised proposed 2009 operating budget for the Valencia Owners Association. The budget contains a 5% increase in homeowner assessments to offset rising costs and the increasing expenses due to an aging community and also includes a line item in the budget for bad debt. The Board unanimously approved the proposed 2009 Valencia Owners Association Operating Budget and an increase in the Quarterly homeowner assessments to \$120.61. The Board discussed and approved using Mark Reece, CPA, for a Compilation Report in 2009.

NEW BUSINESS

The Board discussed an inquiry from a homeowner about the community yard sale. The Board unanimously approved holding the yard sale in the Spring of 2009.

The Board plans to hold the annual meeting in November. Paula is preparing the mailing and asked for input on the contents of the mailing. The Board suggested including information on the upcoming vote on unification of the Kyrene and Tempe School Districts and the decision not to plant winter grass.

The Board discussed a request from a homeowner to install awnings over the front windows of the home. After much discussion, the Board unanimously agreed that awnings are not compatible with the architecture of the community. Paula agreed to check into the position of other communities on the use of awnings. John agreed to notify the homeowner about the decision of the Board.

OLD BUSINESS

During the July meeting, the Board discussed the proposal from G. B. Maintenance to troubleshoot the lighting at the Cabernet monument and relocate or replace approximately 4 lights for \$1,452. Paula was checking if the pricing for new lights is for bullet lights or rock lights. Paula also requested a proposal from Precision Electric Co. Precision has also been unable to locate the rock lighting. Both companies plan to propose alternative lighting. After some discussion, the Board unanimously decided to defer the lighting repair.

At the August Board meeting, the Board unanimously approved the award to Skyline Painting for painting of the monuments for \$825 and \$250 for the wall repair at 3480 Golden. Paula reported that she has not received a response from Skyline Painting. It appears that the owner of the company is having trouble finding a stucco repair person. Paula will make a final attempt to contact Skyline Painting. The Board directed Paula to make the necessary arrangements to get the homeowner's wall repaired, even if the other more expensive bidder (Saguaro Applications) needs to do the work.

Paula reported on the status of the following action items from the August 19, 2008 meeting.

1. Paula to obtain proposal from Clean Cut Lawns to selectively trim trees - Completed
2. Paula to provide a revised 2009 operating budget to Board members - Completed
3. Board members to review the preliminary 2009 operating budget -- Completed
4. Paula to make arrangements for repair and painting of homeowners' water-damaged wall -- In progress
5. Paula to make arrangements for painting of the monuments -- In progress
6. Paula to follow-up on the lighting at the Cabernet monument - Deferred

NEW ACTION ITEMS

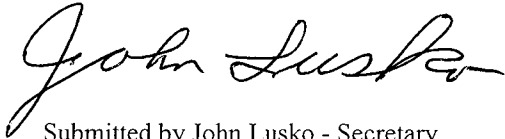
1. Paula to follow-up with Clean Cut on the review of the various monument irrigation systems.
2. Paula to prepare mailing for the annual meeting.
3. John to notify homeowner requesting awnings about the decision of the Board.
4. Paula to make arrangements for repair and painting of the homeowner's water-damaged wall.
5. Paula to follow-up on painting of the monuments.

NEXT MEETING

Tuesday, October 21, 2008

ADJOURNMENT

Meeting adjourned at 7:45 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 and title.

Submitted by John Lusko - Secretary