

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
April 21, 2009
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

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

REPRESENTING AAM: Paula Kennedy

CALL TO ORDER at 6:33 PM

LANDSCAPE

Gary McCunn and Jason Bloom of Clean Cut attended the meeting. Don Creighton has continued to work with Clean Cut and has been involved with the landscape inspections and the need for projects. Paula continues to forward the weekly Clean Cut reports to the Board members.

Prior to the meeting, Gary McCunn and Jason Bloom met with Paula and Don at the Marbella Park on Seville to tour and inspect the Valencia property. Clean Cut identified the various problem areas and will prepare proposal estimates for the various needs and deficiencies. Gary, Don, and Paula reported on the results of the property inspection.

Clean Cut provided Estimate #689 for \$3,898 for replacement of the missing plants along Seville and at the monuments. The estimate is for planting of 157 five-gallon plants/shrubs. Due to the need for a significant amount of landscaping work in the near future, the Board decided to defer a decision on the replacement of plants. The Board will consider smaller plants to reduce the costs. Each proposed replacement plant has a drip system in place. The costs include the plants and labor to install. Costs are provided for each plant to allow the Board to decide on which individual plants to replace.

Based on the tour before the meeting, Don and Paula agreed with the Clean Cut recommendation for removal, rather than trimming, of some large trees. This work was not included in the previous estimate of \$10,735 for tree trimming. Generally, 30 – 40% of a tree is removed during a typical trim. Clean Cut agreed to provide a proposal for the removal of various trees. Trimming of the palm trees, removal of the fruit from the orange trees, and the deep feed fertilization for the orange trees were approved at the March Board meeting. The fruit removal and fertilization have been completed. The palm tree trimming is scheduled in the June timeframe.

Gary and Jason of Clean Cut discussed the need for major irrigation repairs in the two parks. Clean Cut agreed to complete a detailed inspection of the irrigation system for both parks and provide an estimate to make the repairs.

Paula provided copies of the February and March 2009 invoices for irrigation repairs. After some discussion, the Board decided to keep the \$100 pre-approved limit for irrigation repairs. Don requested to be notified when the irrigation technician would be on the property. Don will try to observe the inspection and discuss any repairs that are needed before they are done. Paula will make this request to Clean Cut.

Paula provided the irrigation schedule to the Board members. Fertilizer will be applied in late April or early May. The Board continued to express concern about the condition of the grass. Clean Cut reported that the weeds are gone and then requested some time to get the grass greener and satisfy the requirement of the Board.

APPROVAL OF MINUTES

The minutes of the March 17, 2009 meeting were unanimously approved.

FINANCIALS

The summary financial report for March 2009 was provided and reviewed by the Board. The following items were discussed:

1. There were no unusual expenses in March.
2. Overall the financials look good.
3. There were pre-payments of assessments recorded in March.

NEW BUSINESS

No new business was discussed at this meeting.

OLD BUSINESS

Paula wrote a letter to Skyline Painting inviting Skyline Painting to the April Board Meeting. No response was received from Skyline. However, the monument repairs appear to have been completed.

Paula reported on the status of the following action items from the March 17, 2009 meeting.

1. Paula to request Clean Cut to evaluate possible plant replacement along Seville and provide an estimate for any recommendations - Complete
2. Paula to request Clean Cut to inspect the plants around the monuments and trim as necessary - Complete
3. Paula to invite Skyline Painting to the April Board meeting to discuss the monument painting - Complete

NEW ACTION ITEMS

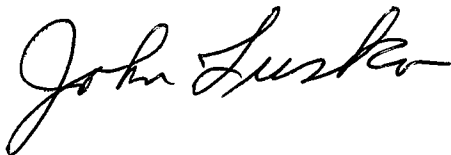
1. Paula to obtain revised tree trimming and tree removal proposal from Clean Cut and forward to the Board.
2. Paula to obtain a proposal from Clean Cut for irrigation system repairs and forward to the Board.
3. Paula to request the schedule for inspections by the Clean Cut irrigation technician.

NEXT MEETING

Tuesday, May 19, 2009.

ADJOURNMENT

Meeting adjourned at 7:14 PM



Submitted by John Lusko - Secretary