

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
June 19, 2007
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

Holly Badke, Millie Christensen, Barbara Denault, John Lusko, and Bill Slagle

CALL TO ORDER at 6:34 PM

REPRESENTING AAM: Paula Kennedy

APPROVAL OF MINUTES

The minutes of the May 15, 2007 meeting were unanimously approved.

FINANCIALS

Overall the financials continue to look good. The water bill continued to be under budget. Sprinkler system repairs were over budget. Repairs and maintenance were under budget.

OLD BUSINESS

1. Lighting –

The Board members had a detailed discussion about the monument lighting. Paula provided a proposal from DECCA Southwest for vandal proof lighting for the monument and park. The cost quoted is \$4,768.95. There are three alternatives:

- a. Replace the lights with the same type. This is less expensive, but most likely will result in broken lights again and continued expenses.
- b. Replace the lights with the more expensive vandal proof lighting.
- c. Do not replace the broken lights, resulting in no lighting.

The Board members decided to have two of the vandal proof lights installed at the Marbella monument as a test and to have the broken lights by the park steps removed. There is sufficient street lighting at this location. The Board requested Paula to check if there is any warranty on the vandal proof lights and if there are other communities that are using these lights.

Paula received an email about the broken monument lighting from a homeowner. Bill Slagle volunteered to respond to the homeowner, explaining the problem and the current plan.

2. Landscape –

The trees and plants have been installed and the trees were trimmed per the approved proposals. These charges had not hit the Repair and Maintenance Budget as of the May 2007 Report. The lantana plants at the Chardonnay monument are not doing well. The plants and the drip system will be checked.

It appears that SRP has not replaced all the plants that had to be removed for the installation of the underground power lines along Price Road. Paula will review the pictures that were taken before the work was done and contact SRP, if necessary,

3. Benches –

Paula provided information from Phoenix Pre-Cast Products on various concrete benches offered. Pictures of the benches and installation costs were included. After some discussion, the Board approved the purchase and installation of two of the six foot Scottsdale Series benches. Paula will find out how the benches are anchored.

On the remaining parts of the old benches, Rudy will be contacted to arrange a convenient time for pick-up by Habitat for Humanity.

NEW BUSINESS

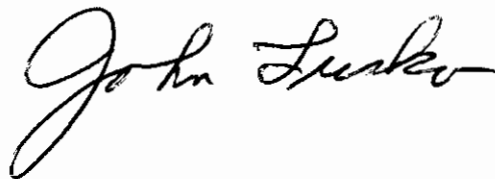
NEXT MEETING

Tuesday, July 17, 2007

ADJOURNMENT

Meeting adjourned at 7:20 PM

Submitted by John Lusko - Secretary

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