

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
July 17 2007
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

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

CALL TO ORDER at 6:33 PM

REPRESENTING AAM: Paula Kennedy

APPROVAL OF MINUTES

The minutes of the June 19, 2007 meeting were unanimously approved.

FINANCIALS

Overall the financials continue to look good. The need for sprinkler system repairs continued. Repairs and maintenance continue to be under budget. A detailed discussion on the financial report was tabled until the next meeting. Paula provided a copy of the Audit Report and Financial Statements- Cash Basis for the Valencia Owners Association for the year ended December 31, 2006. It was prepared by Mark Reece, CPA. No issues were noted.

NEW BUSINESS

The request by a homeowner to add a garage structure was briefly discussed. Paula had sent a letter to the homeowners reminding them that approval of the Valencia Owners Association is required to make modifications to the exterior of the property. Paula also spoke with the homeowners. They are aware that prior written approval from the association is required. The City of Chandler Board of Adjustment public hearing on July 11, 2007 considered this request and denied the homeowner request for a variance from the side yard property line.

OLD BUSINESS

1. Landscape –
Paula requested the photos taken by Copper Canyon to document the landscape along Price Road prior to the SRP installation of the underground power lines. These photos will be compared to the replacement plants that were installed. The plants at the Chardonnay monument are looking better. The drip system was checked. The Board discussed possible landscape renovations of the three Champagne islands. Paula will investigate and request a proposal from Copper Canyon.

2. Lighting –

Paula provided a revised proposal from DECCA Southwest for lighting. The price of \$1,741.10 includes two lights at the Marbella monument and the removal of the old broken rock lights. The new lights would be buried in the ground and include a protective grate for the lens. There is no warranty against breakage. A homeowner attended the meeting to provide input on the monument lighting. He provided the status of the current lighting at each monument and expressed concern about the cost of the proposed new lights and the continued possibility of breakage due to vandalism. Various lighting options were discussed. Each option had issues. Some rock lights are not broken. After a lengthy discussion of each option and its issues, the Board unanimously approved the original plan to install two new vandal proof lights at the Marbella monument. The lighting contractor will be requested to determine why the Champagne monument lights are not working. The lights do not appear to be broken.

3. Benches –

Paula provided a proposal from GB Maintenance to pick up and install the four (4) proposed new benches. The installed cost for the benches with pad would be \$1,780 plus tax and for the benches with footing would be \$1,580 plus tax. The Board decided to table this item and discuss it at a future meeting.

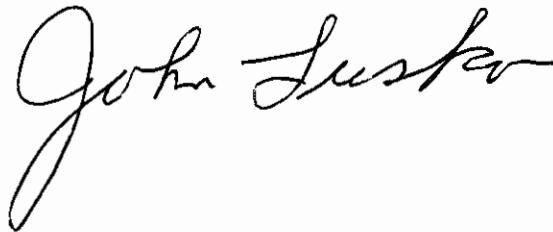
NEXT MEETING

Tuesday, August 21, 2007

ADJOURNMENT

Meeting adjourned at 7:43 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".