

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
June 16, 2009
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

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

REPRESENTING AAM: Paula Kennedy

CALL TO ORDER at 6:35 PM

LANDSCAPING

Jason Bloom from Clean Cut Lawns attended the meeting. Jason reported that all irrigation repairs have been completed. The recently replaced sprinkler heads that had been broken again were replaced at no charge to the Association due to improper installation. Clean Cut has been trying to get the turf in the Marbella Park to improve. They applied fertilizer and have been increasing the watering. The bare spots are not coming back as quick as hoped and may need future action. Clean Cut has changed to a smaller mower to decrease the scalping of the grass.

The Board had approved the tree trimming proposal at the May 19, 2009 meeting. Jason reported that all of the tree trimming would be done during the week of June 22, 2009, and is expected to take 4 to 5 days.

Clean Cut and Don have scheduled a property tour on the first Tuesday of every month. The weekly landscape maintenance day has been changed to Thursday.

Marsi Keith attended the meeting to discuss the request to install a play set in her yard. She provided a picture and stated that the height of the play set would not exceed the approved guideline of 18 inches above the property wall. Marsi was requested to submit the request to the Architectural Review Committee.

APPROVAL OF MINUTES

The minutes of the May 19, 2009 meeting were unanimously approved.

FINANCIALS

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

1. There were no unusual expenses in May.
2. Overall the financials look good.

NEW BUSINESS

The Board discussed the damaged sidewalk along Ironwood Drive. The consensus of opinion was that the City of Chandler, not the individual homeowner, is responsible for repairs. The responsibility for maintenance of Cox cable boxes and SRP transformers is the respective company that owns the equipment. Paula will verify.

OLD BUSINESS

G.B. Maintenance replaced the lights at the monuments. No evidence of vandalism was found. The lighting at the steps at the Marbella Park has been repaired.

After a brief discussion, the Board unanimously approved the implementation of the AAM In-House Small Claims Process for the collection of delinquent assessments when they do not exceed \$2,500. Paula had provided the procedure at the May 19, 2009 meeting. The Board members signed the approval document.

Paula reported on the status of the following action items from the May 19, 2009 Meeting.

1. Paula to follow-up on the lights at the Valencia Monument - Complete
2. Paula to follow-up on the landscaping issues identified by the Board - Complete
3. Paula to arrange for tree-trimming and advise Clean Cut of another property inspection after the tree-trimming – Complete.

NEW ACTION ITEM

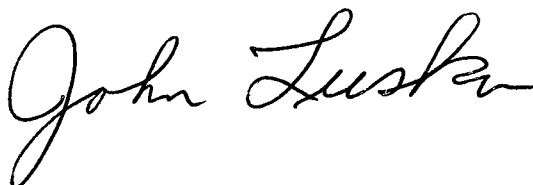
1. Paula to verify the responsibility for sidewalk, cable box, and transformer maintenance.

NEXT MEETING

Tuesday, July 21, 2009.

ADJOURNMENT

Meeting adjourned at 7:12 PM

A handwritten signature in black ink that reads "John Lusko". The signature is written in a cursive, flowing style.

Submitted by John Lusko - Secretary