

**VALENCIA OWNERS ASSOCIATION  
MEETING MINUTES  
August 21, 2007  
CHANDLER BIBLE CHURCH**

**BOARD MEMBERS PRESENT:**

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

**CALL TO ORDER at 6:31 PM**

**REPRESENTING AAM:** Paula Kennedy

**APPROVAL OF MINUTES**

The minutes of the July 17, 2007 meeting were unanimously approved.

**FINANCIALS**

The summary financial report was provided and reviewed by the Board. Overall the financials continue to look good. The need for sprinkler system repairs continued causing this item to be over budget. But the expenses for overall repairs and maintenance continue to be under budget. Water use was a little higher than the budget this month, but is still significantly below the annual budget.

**NEW BUSINESS**

1. 2008 Budget

Paula reported that the 2008 Budget is being prepared and requested suggestions from the Board for any projects to be considered. Paula thought that there would be an increase in the new budget over the 2007 Budget. Water costs and contracts would probably increase.

2. Vandalism

There has been an increase in graffiti in the community. Both the Chandler Police Department and Neighborhood Services have been assisting with the problem. Homeowner, Marsi Keith, attended the meeting to express concern about the problem. The Board discussed implementation of a Reward Program that would provide a financial incentive to people who report vandalism on the HOA property which leads to an arrest and conviction. Graffiti should be reported to the Chandler Police. The primary goal of the police is to get coverage of the graffiti, not to necessarily match the exact paint color. The Board approved a Reward Program for reported vandalism to HOA property that leads to an arrest and conviction. This information will be sent to the homeowners in the September billing.

## OLD BUSINESS

### 1. Landscape –

Paula met with Adrian of Copper Canyon regarding landscape issues and possible future projects for the fall of 2007 and the year of 2008. Proposals and the following information were requested for:

1. Dead lantana in the monuments will be replaced at no cost to the association.
  2. Remove dead rosemary along Seville.
  3. Proposal for weed control in the turf.
  4. Proposal for over seed.
  5. Proposal for fall flowers.
  6. Proposal for revamping the landscape and irrigation along wall in Cabernet and Chardonnay.
  7. Proposal for revamping the landscape and irrigation for the islands in Champagne.
  8. Recommendations for renovation of irrigation.
  9. Proposal for time clock replacement.
  10. Removal of weeds in common area next to 3194 Golden Lane.
  11. Pictures of landscape along Price Road – SRP
- Paula also requested input for the 2008 annual budget.

The need for clock replacement was discussed. Paula provided information from the Reserve Data Analysis Report on this issue. Replacement of the clocks was scheduled. Adrian mentioned to Paula that one clock is not working on a consistent basis.

Adrian thinks that SRP has replaced all of the plants along Price Road. They will forward the pictures before construction to Paula. Adrian thought that the plants in the median at the Seville entrance were damaged and had to be removed before the SRP construction.

### 2. Lighting –

The approved proposal to replace the lights at the Marbella monument was sent to Decca, but Decca was not able to schedule the work until August 20, 2007. Decca was requested to determine why the Champagne monument lights are not working. The lights do not appear to be broken. As of this meeting, the work has not been done. Paula will follow up with a phone call.

### 3. House Painting

The Board discussed the need for some homes to be repainted. It appears that some homes have not been painted since they were constructed. Paula provided information from another HOA regarding the benefits of painting your home. The Board agreed with the importance of repainting of homes for appearance and value of the home and neighborhood and will implement a

program. A letter will be sent to the homeowners to explain the inspection plan, notification, and time frame allowed for repainting, if needed.

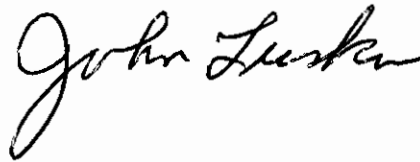
**NEXT MEETING**

Tuesday, September 18, 2007

**ADJOURNMENT**

Meeting adjourned at 7:27 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".