

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
February 20, 2007
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

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

CALL TO ORDER at 6:31 PM

REPRESENTING AAM: Paula Kennedy

APPROVAL OF MINUTES

The minutes of the January 23, 2007 meeting were unanimously approved.

FINANCIALS

Water use dropped significantly.

Lights were discussed.

According to the latest report, there were 72 delinquencies in payment of the first quarter dues. Otherwise, the financials look good.

VANDALISM

The recent graffiti on the wall at the park was discussed.

The garbage bags, broken tree limbs, and rocks were also mentioned.

Paula stated that she would call the Chandler Police and have Neighborhood Services paint over the graffiti. Paula will also arrange to have the wall color matched.

AUDIT

Per state legislation, the HOA is required to have a review, audit, or compilation completed yearly. Last year the HOA had a compilation. The Valencia HOA is cash basis. The estimated cost for a cash basis audit for the Valencia Owners Association ranges from \$1600 - \$3600. Bill Slagle made the motion, seconded by Holly, and approved unanimously, to have a cash basis audit done this year. Mark Reece (based on availability) is recommended to do the audit, based on recent work with our HOA.

LANDSCAPE

The landscape walk-through should occur in March. Paula informed Copper Canyon that they will be expected to attend the March meeting and requested proposals for pre-emergent, plant replacement, granite replacement as needed and tree trimming to be discussed at the March meeting.

The Board suggested that planting be done before granite is installed.

NEW BUSINESS

Guidelines for painting were discussed. The thirty-eight (38) color schemes approved by the Board must be published and mailed to the homeowners. Any deviations from the approved color schemes need to be approved.

The Board unanimously agreed that there is no restriction about neighboring homes being painted the same colors.

The block walls around a home are to be painted the same color as the body of the home.

John agreed to prepare an article on Valencia Painting Guidelines for review and approval by the Board. This article would then be mailed to the homeowners.

OLD BUSINESS

The newsletter will not be published at this time.

Easter will be April 8th this year. The egg hunt will be held on March 31, 2007 in the park in Marbella. The Board developed the details of the egg hunt. The various age division hunts will be held between 11:00 AM and 11:30 AM. Lunch (hot dogs, soda, and chips) is planned for 11:30 AM. Assignments were made.

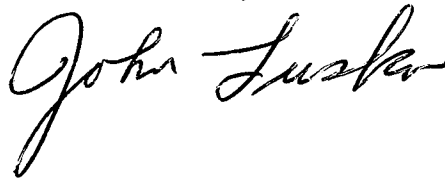
NEXT MEETING

Tuesday, March 20, 2007

ADJOURNMENT

Meeting adjourned at 7:09 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".