

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

BOARD MEMBERS PRESENT:

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

CALL TO ORDER at 6:35 PM

REPRESENTING AAM: Paula Kennedy

LANDSCAPE:

Adrian, representing Copper Canyon, was present at the meeting to discuss the Valencia Landscape Update Report. The job site inspection and recommendation report and the 2007 – 2008 Budget spreadsheet are included in the report. Various issues covered in the report were discussed. These included weed treatment, the condition of various plants and trees, plant cutbacks and possible removal, and fertilization. The Board discussed the attributes of many different plants and various alternatives for several areas of Valencia. The opinion of all Board members was that all Valencia monument areas should have excellent landscaping. After a detailed discussion, the Board essentially agreed with the tree planting guidelines, plant replacement guidelines, and ground cover. Changes may be suggested in the future. Paula will oversee the planting and landscaping work.

APPROVAL OF MINUTES

The minutes of the February 20, 2007 meeting were unanimously approved.

FINANCIALS

Water use is still low, thus providing a positive budget variance.

According to the latest report, there still appears to be significant delinquencies in payment of the first quarter dues. Paula will check and forward a report to each of the Board members. Overall the financials look good. The Board agreed to use some funds for granite replacement but the priority should be plant replacement.

NEW BUSINESS

Light repairs at Marbella were discussed. The lights are being broken regularly, costing the HOA approximately \$900 every two months for repairs. Various approaches to address the problem were explored by the Board. After much discussion, the Board agreed to delay the light repair until late May, after the school year ends. The problem will be evaluated again, if the lights are damaged after the repair.

The old park benches were discussed. The Board decided to donate the old bench parts and check into the possible purchase of concrete benches. The Board requested Paula to investigate these items.

OLD BUSINESS

Chandler Neighborhood Services did a nice job on painting over the graffiti on the wall at the Marbella Park.

John had prepared Home Painting Guidelines for review and approval by the Board. After some discussion, the Board approved the guidelines with some modifications. Dunn Edwards Paints do not have to be used. Homeowners can use other paint suppliers as long as the paint colors in the approved schemes are matched. The Architectural Review Committee has the authority to approve requests for deviations from the 38 approved Exterior Color Schemes. Anything major or out of the ordinary will be brought to the Board before approval. Paula will finalize the guidelines for submittal to the homeowners.

Easter will be April 8th this year. The egg hunt will be held on March 31, 2007 in the park in Marbella. The Board discussed the details of the egg hunt. The Board will meet in the park at 10:00 AM on March 31, 2007.

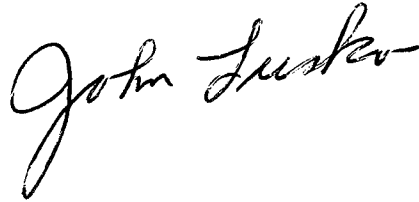
NEXT MEETING

Tuesday, April 17, 2007

ADJOURNMENT

Meeting adjourned at 7:42 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, sweeping initial "J".