

DATE: October 5, 2017

TIME: 6:00 P.M.

PLACE: Queen Creek Library – 21802 S. Ellsworth Rd, Queen Creek, AZ 85142

Located in the Edward Abby Room

I. CALLED TO ORDER: At 6:02 p.m., RD Aut called the meeting to order.

II. ATTENDANCE:

a. Board Members Present:

1. RD Aut, President -
2. Bob Blue, Vice President -
3. Michael Dunn, Treasurer/Secretary -
4. Ed Cardinal, Member

B. Board Members Absent:

1. Lisa Spencer, Member

3. Brown Community Management, Inc.:

- a. Kayla Shirley, Community Manager

III. GUEST SPEAKER

1. Court Bickmore from Brown Management was a guest to speak to the Board regarding Homeowner Care and ARS programs that Brown offers. RD made a motion to use these programs as long as the late statement is sent at the next quarter statement (90 days) and the late fee is applied 120 days from the original month that the owner was late.

IV. SECRETARY REPORT

1. A motion was made by Bob Blue, seconded by Mike Dunn to approve the August 9, 2017 meeting minutes. The motion carried unanimously.

V. TREASURER REPORT

1. Board of Directors reviewed the August financials.

VI. COMMITTEE REPORTS

1. Architectural Committee – Michael Dunn reported there are no applications in review at this time.
2. Gate Committee – Gary Munson provided a report of the monthly activities of the vehicle gates. A motion was made by RD Aut, seconded by Mike Dunn to give permission to Gary to suspend any codes that are being given out against the guidelines. At Gary's notice, management will send out a notice to that owner of the suspension of their code at 48 hours. The motion carried.
3. Social Committee – “Drinks on the Driveway” is October 20th and Bunco will be held November 11th at 21211 E. Pegasus Parkway.
4. Monument Committee- This is tabled until the erosion is repaired.

VII. UNFINISHED BUSINESS

1. Draft Budget – A motion was made by RD Aut, seconded by Mike Dunn to approve the max increase of 5% for the 2018 budget, and the motion carried unanimously. Due to time

constraints, the Board was unable to approve the amount for contributing to reserves and fully review each line item.

VIII. NEW BUSINESS

1. Landscape Maintenance – The Board reviewed proposals from various landscapers for the monthly maintenance of the community. Due to the time constraints, a motion was made by RD Aut, seconded by Bob Blue to have Ed Cardinal review the contracts and approve the landscape per for no more than \$65,000/year. The motion carried unanimously.

2. ProQual Invoices – Due to time constrictions, the Board was not able to review the outstanding invoices and ask management to hold on the invoices.

3. Erosion Proposals – The Board reviewed proposals from various landscapers for repairing the erosion damage from the summer’s monsoons. Due to the time constraints, a motion was made by RD Aut, seconded by Mike Dunn to have Ed Cardinal review the contracts and select the company to repair the flood damage and remove sod to not exceed \$38,000 and replenish the granite at the NW Gate not to exceed \$33,000. The motion carried unanimously.

4. Backflow Repairs Proposal – Superstition Fire Protection provided a proposal for repairing the three failed backflows at a cost of \$833.85. A motion was made by RD Aut, seconded by Bob Blue to approved the proposal. The motion carried unanimously.

5. SRP and Palm Trees – This item has been tabled and RD will follow up.

6. Scheduling of the Pre-Emergence Application (Ed Cardinal) – This is scheduled for November with B&B Enterprises.

7. Dirt Mounds on Vacant Lots (Ed Cardinal) – This item was tabled.

8. Construction Fences – As the application states that construction fences must be used during construction, this will need to be enforced by Management and the architect that site

inspects during the construction.

IX. OPEN FORUM: There were 9 homeowners in attendance.

X. NEXT MEETING: November 9, 2017 at 6:00pm.

XI. ADJOURNMENT: Bob Blue motioned to adjourn at 8:07pm, seconded by Mike Dunn and the meeting was adjourned. The motion carried unanimously.