

THIA Board of Directors Meeting Minutes

December 6, 2011 at Christ the lord Lutheran Church

Members Present: Tom Caglioti, Carol Landauer, Charlene Lavinger, Rick Leach, Cheryl Kaufman, Dick Mocny and Ralph Spurgin

Members Absent: Ann DiChiara and Kevin O'Brien

Guests Present: Kirk Landauer, Keith Pearce, and Rick Pearson

Call to Order: Carol Landauer called the meeting to order at 6:37 PM.

Open Forum: Rick Pearson reported that on October 3, 2011, approval was given to him by THIA to access the member database for the profile updates to be used by the THDWID.

Rick Pearson reported that on October 3, 2011, approval was also given by THIA to use the 2nd install of Microsoft Office on the water storage tank monitoring computer. He installed the program on October 4, 2011 with online activation.

Rick Pearson offered to assist the ACC is setting up their "Drop Box" for records.

Approval of Minutes: Dick Mocny moved and Cheryl Kaufman seconded approval of the minutes as amended. The motion passed.

Treasurer's Report: Dick Mocny distributed the balance sheet and Profit & Loss statement. Year to date net income is \$14,544.70. We are favorable to budget primarily due to under-spending the landscape budget. The checking balance is \$40,992.95. The money market balance is 68,595.56. There are no unpaid contractual commitments.

Dick Mocny will develop a delinquency report for past due assessments. He will verify liens have been filed. He will determine which properties changed hands with past due assessments prior to liens being filed. He will also determine the facts on past due late fees.

Dick Mocny will research our insurance coverage. He'll consider re-bidding the coverage and report next month. Carol Landauer requested that the annual date for this consideration be moved to the fall from the summer.

Carol Landauer stated that the ACC non-profit renewal had been filed. Dick Mocny reported that tax filing was in the works.

Ralph Spurgin moved and Tom Caglioti seconded approval of the Treasurer's report. The motion passed.

ACC Report: Nothing new to report

Environmental Report: Lot 150 remains unkempt. We anticipate a bank foreclosure. We will deal with the banks after they take ownership.

Cheryl Kaufman made three contacts with Maricopa County DOT. No one knows who placed two traffic counters last April or their purpose.

Old Business:

The Board is considering Mulcahy Law Firm to replace our present counsel. Cheryl Kaufman will determine the relative fees of the two firms. She will determine Mulcahy's experience with improvement associations. She will determine whether Mulcahy can articulate the differences between HOA's and IA's.

Cheryl Kaufman presented a landscaping bid from Fieldscape. Kirk Landauer had bids from two other firms. Kirk Landauer will compare the bids on an "apples to apples" basis and make a recommendation at the next meeting.

Rick Leach presented color palettes for the front wall paint. The Board agreed with his recommendations. Rick, Kirk and other volunteers will paint the wall over the next 6-8 weeks.

Cheryl Kaufman presented pricing for new bulletin board(s). She will determine the square inch surface of the proposed bulletin board vs. the one we have to help determine whether we need one or two. Ralph Spurgin will determine the willingness of the DWID to fund one. He will also inquire of a neighbor his willingness to install the bulletin board(s).

Related to the weed overgrown commercial lot: Cheryl Kaufman sent a letter to the owner requesting the lot be cleaned up.

Related to lot 51 white roof parapets: The owner agreed to remedy the problem.

Related to lot 96: Ralph Spurgin will draft a letter to the owner for BOD review.

Ralph Spurgin moved and Carol Landauer seconded a motion to appoint Don Mann to replace Robert Kroger on the ACC contingent on his assurance that he can attend the meetings. The motion passed.

A member has proposed a monthly community newsletter. The discussion was tabled until the next meeting to give the Board more time to review and discuss.

New Business

Based on Rick Leach's suggestion the dumpster timing was set for early March. Carol Landauer will manage the project. Cheryl Kaufman will assist by documenting steps and providing guidance. Rick Leach will assist Carol Landauer in managing the dumpster delivery and pick up.

Dick Mocny provided a legislative update on pending bills that might affect us.

The Board discussed the pros and cons of amending the D of R's. The Board decided not to pursue this at this time.

The next meeting was tentatively set for January 10, 2012.

Adjournment: Ralph Spurgin moved and Rick Leach seconded an adjournment motion. The meeting was adjourned at 8:50 PM.