



ARIZONA TRADITIONS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MAY 23, 2012

The Board of Directors of Arizona Traditions Homeowners Association, Inc. held a meeting at 1:00 PM on May 23, 2012, at the Arizona Traditions Community Center Ballroom.

CALL TO ORDER:

President Dalton called the meeting to order at 1:00 PM.

PLEDGE OF ALLEGIANCE:

President Dalton asked the audience to stand for the Pledge of Allegiance.

ROLL CALL /ESTABLISH QUORUM AND INTRODUCTIONS:

President Tony Dalton, Vice President John Wachter, Secretary/Treasurer Jim Courtice, and Director George Christoffersen. Director Roland Winters was present via phone conference/speaker. General Manager Sheryl Johnson and Recording Secretary Michele Pinsky were also present. President Dalton noted that quorum requirements were satisfied.

APPROVAL OF MINUTES:

Secretary/Treasurer Courtice made a **motion** to approve the Minutes of the Board of Directors Meeting held on April 25, 2012, with amendments. Director Christoffersen **seconded the motion** and the **motion passed** with unanimous consent.

TREASURER'S REPORT:

Secretary/Treasurer Courtice read from a prepared report recapping the April 2012 Financials. He gave a brief explanation of the new report format. Director Christoffersen **made a motion** to approve the April financials as presented. Vice President Wachter **seconded the motion** and the **motion passed** with unanimous consent.

COMMITTEE REPORTS:

COMMUNITY WATCH COMMITTEE: Chairman, Bobby Adair spoke regarding a new style of speed bumps that have been approved by the City of Surprise and the Surprise Fire Department. He stated that these may be something that should be considered for the Traditions Loop. Vice President Wachter suggested that the Committee verify with Police and Ambulance services that these speed bumps will not delay emergency services. It was also suggested by President Dalton that the Committee locate a community where they have been installed so they can go look at them.

BUDGET & FINANCE COMMITTEE: Acting Chair, Bobby Adair stated the Committee has reviewed the April 2012 financials and no problems were found.

BUILDING & GROUNDS COMMITTEE: Chairman, Roger Liermann stated that the Community Manager, Sheryl Johnson, a representative from Regional Asphalt, and two (2) B&G members met and agreed that the streets do not need sealing except in the area of the old Model Homes Park. Mr. Liermann also recommended Gordon Krough for Committee Chairman, and he hopes to remain as a member of the Committee. Vice President Wachter pointed out that we have had previous problems with Regional Asphalt and suggested we get another opinion/quote. Director Christoffersen noted that Sheryl Johnson has arranged for other companies to provide quotes.

LONG RANGE PLANNING: Chairman, Brad Rice spoke regarding House Bill 2471 which regulates rules regarding political signage. Signs can be a maximum of 9 square feet (combined) and may be placed for up to 71 days. Mr. Rice also spoke briefly about Senate Bill 1476 and how that bill relates to AZT HOA.

Mr. Rice noted several action items on the LRP Committees list that he will review at June Board of Directors meeting.

Mr. Rice also requested that the Committee Chair meeting be moved to earlier in the month so the Board of Directors would have time to review proposals prior to the Board of Directors meeting the 4th Wednesday of the month.

Bobby Adair of the Community Watch Committee and the Budget & Finance Committee stood to inquire about how the Chairman of each committee was to be appointed; by the committee or by the Board of Directors? A discussion ensued regarding Chairs being interviewed by the Community Manager and the Board Liaison for the specific committee. Vice President Wachter stated that the Community Manager and Board Liaison should not have the ability to deny any resident from volunteering or serving as Committee Chairman, even if the Charter reflects that the Committee serves at the pleasure of the board.

John Rahkola commented that if the committee members want to appoint a specific member for Chairman and nobody else on the committee wants the position, then why is it necessary for the Community Manager and Board Liaison to interview the member?

Bobby Adair noted that the Charter states the committees appoint the Chairman. Are the Charters being rewritten?

Peggy Rahkola asked when rewriting the Charters was discussed? It was not discussed in an open meeting.

Tony Dalton stated that rewriting the Charters was merely talked about as an 'idea'.

Jim Courtice suggested this discussion be dropped for the moment.

Sheryl Johnson stated that it was just brought up as a discussion point while reviewing the Charter Guidelines.

Jim Courtice again stated that the discussion should be dropped until the Board of Directors has formal recommendations.

Bobby Adair stated he had turned in a list of new members that the Budget & Finance Committee recommended by appointed to the committee and that three of the Board members would not approve the list. He asked for a reason why one of the two women on the list was removed by the three members of the Board.

Jim Courtice stated, that in the Charter it reflects the committee serves at the pleasure of the Board.

A resident, who identified herself as B.J., voiced her agreement with Vice President Wachter that all residents should be allowed to volunteer and those who do are willing to learn. Why should the Community Manager and Board of Directors spend their time interviewing volunteers when their time should be spent on more important issues?

Director Christoffersen stated that one resident should not serve as Chairman on two separate committees.

Vice President Wachter reminded residents of the upcoming water rate increase that will take effect July 1, 2012, reflecting an increase of 39% through June, 2013. Another 9.5 % increase will take effect July 1, 2013 and 9.5% increase again on July 1, 2014.

MANAGER'S REPORT:

Ms. Johnson read from a prepared report covering administrative and maintenance updates. Ms. Johnson reviewed Old Business items and gave a brief synopsis of New Business items.

John Rahkola 11/832: Asked why the Manager's Report is so thorough, when these items are on the Agenda for discussion and asked why go over each item twice.

UNFINISHED BUSINESS:

BID PROPOSAL FOR TURF AERATION IN PARCEL 14: Secretary/Treasurer Courtice **made a motion** to accept the Aeration Bid in the amount of \$1,500 for Parcel 14. Vice President Wachter **seconded the motion** and the **motion passed** with unanimous consent.

APPOINTMENT OF BOARD LIASON TO COMMITTEES:

Appointment of Board Liaison's for Committees:

Budget & Finance – Jim Courtice
Architectural Control – John Wachter
Building & Grounds – George Christoffersen
Communications – John Wachter

Community Watch – George Christoffersen
Landscaping – Jim Courtice
Activities – John Wachter
Long Range Plan – Roland Winters
Election – Roland Winters

Vice President Wachter **made a motion** to approve the appointment of the Board Liaisons to the Committees, as submitted. Director Christoffersen **seconded the motion** and the **motion passed** with unanimous consent.

NEW BUSINESS:

RESERVE STUDY EXPENDITURE PLAN FOR 2012: Secretary/Treasurer Courtice **made a motion** to approve the \$438,030 for listed Reserves. Director Christoffersen **seconded the motion**, questioning the transponder reader and barrier arm at the gate between the tennis courts and golf course building. Secretary/Treasurer Courtice asked Ms. Johnson to check 2011 meeting minutes to plan for that reader and barrier arm. The **motion passed with stipulation for \$3,650 for reader/barrier arm** at that gate.

BAR REFRIGERATORS: Director Christoffersen **made a motion** to approve the purchase and installation of the new bar refrigerator and wine cooler. Secretary/Treasurer Courtice **seconded the motion** for discussion. After a brief discussion, the **motion passed** with unanimous consent.

TREE TRIMMING: Director Christoffersen **made a motion** to accept Landmark's proposal of \$28,760.00 to trim the trees around Traditions Loop. Vice President Wachter **seconded the motion** for discussion. After a brief discussion, Secretary/Treasurer Courtice **made a motion** to amend the acceptance of Landmark's proposal to include all Texas Ebony trees for a total cost of \$31,235.00. Director Christoffersen **seconded the motion** and the **motion passed** with unanimous consent.

FITNESS EQUIPMENT: Secretary/Treasurer Courtice **made a motion** to accept the quote from Marathon Fitness consisting of four (4) pieces of equipment at a total price of \$19,905.00 as recommended by the Fitness Director, Kelly Petross. Director Christoffersen **seconded the motion** and the **motion passed** with unanimous consent.

REPLACEMENT OF WOOD FLOORING IN COMMUNITY CENTER: Vice President Wachter **made a motion** to approve installation of "wood look" ceramic tile to replace the wood floor in the Community Center. Director Christoffersen **seconded the motion** for discussion. There was a brief discussion on whether or not to have the AZT Logo cut into the tile floor, or to have new rugs made with the AZT Logo on them. Gordon Krough of Building & Grounds would like 30 days to review to see if Logo in the tile is cost effective. Director Christoffersen **made a motion** to approve installation of the lighter colored ceramic tile with a stipulation on the AZT Logo. Vice President Wachter **seconded the motion**. The **motion passed** with unanimous consent.

INSTALLATION OF SHUTTERS IN COMMUNITY CENTER: Vice President Wachter **made a motion** to accept the proposal from Masciale & Associates for the installation of shutters in the Community Center with a stipulation to add sunscreens to the upper windows above the entrance lobby. Director Christoffersen **seconded the motion**. The **motion passed** with unanimous consent.

TREE REMOVAL REQUESTS AND PROCESS: Tree removals due to invasive roots will be deferred to the Landscape Committee for individual review. Ms. Pinsky will send a list of residents having issues to Secretary/Treasurer Courtice, the Board Liaison for the Landscape Committee.

REQUEST FOR CHANGES TO RULES & REGULATIONS: Vice President Wachter **made a motion** to incorporate the Woodshop Rules into the Arizona Traditions Rules and Regulations. Director Christoffersen **seconded the motion**. The **motion passed** with unanimous consent.

PREVENTATIVE MAINTENANCE AGREEMENT FOR FITNESS CENTER: Vice President Wachter **made a motion** to accept the Farmer's Fitness Inspection/Maintenance Agreement proposal for \$225 per quarter, with a stipulation that it includes the equipment at the Retreat Center. Secretary/Treasurer Courtice **seconded the motion**. The **motion passed** with unanimous consent.

PURCHASE POLICY REVISIONS: Secretary/Treasurer Courtice **made a motion** to approve changes to the Purchase Policy that was adopted by the Board in May 2011 to include 10(a) requiring that reserve expenditures require obtaining three (3) bids; and 10(c) allowing the Budget & Finance Committee to review proposed reserve items and make their recommendations for upcoming year expenditures. Vice President Wachter **seconded the motion** and after a brief discussion the **motion passed** with unanimous consent.

COMMITTEE CHAIR/MEMBER APPOINTMENTS:

BUILDING & GROUNDS COMMITTEE: Director Christoffersen **made a motion** to accept the Building & Grounds Committee chair/members as submitted. Secretary/Treasurer Courtice **seconded the motion**. The motion passed with unanimous consent.

BUDGET & FINANCE COMMITTEE: Secretary/Treasurer Courtice **made a motion** to accept the Budget & Finance Committee Members, with the stipulation that the Chair and Vice Chair will be determined once committee members become more familiar with one another. Director Christoffersen **seconded the motion**. The **motion passed** with a vote of 4-1.

Vice President Wachter asked why a name was dropped from the first requested roster and replaced with another name without discussion of all Board Members. Peggy Rahkola stood and stated she was the one that was dropped from the requested roster list and the Committee was told that three (3) of the Board Members did not want her on the Committee. She also stated that she plans to attend all Budget & Finance Committee meetings.

LANDSCAPE COMMITTEE: Secretary/Treasurer Courtice **made a motion** to accept the Landscape Committee Members as submitted, with the stipulation that the Chair and Vice Chair would be selected at a later date. Director Christoffersen **seconded the motion**. The **motion passed** with unanimous consent.

REVIEW OF ACTION ITEMS: Sheryl Johnson gave a brief overview of this month's New Action Items.

President Dalton announced the next Board of Director's Meeting will be held June 27, 2012 at 1:00 PM. There will be no meeting held in July or August 2012.

ADJOURN:

With no further business to discuss, President Dalton adjourned the Business Meeting at 3:18 PM and opened the floor for homeowner comments.

HOMEOWNER OPEN FORUM:

Bernadette Jaroslowski 08/554: Received an email asking Lady Putters to respond. Asks the Board to please reconsider a putting green for the Lady Putters.

Seymour Pollock 03/065: Stated these meetings are too long. If they are going to run 2 to 2-1/2 hours, then there needs to be a 10-15 minute break.

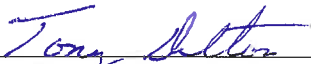
Jim Pepper 07/443: Email that was sent out asked that Lady Putters respond to the sender of the email to express their view.

Marlene Shirley 09/688: She was under the assumption the HOA was putting a putting green where the water feature was removed.

Vice President Wachter suggested the Lady Putters bring another proposal to the Board for a vote. Secretary/Treasurer Courtice said the options are open, let's start with a clean slate.

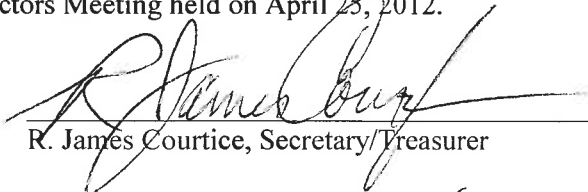
Open Forum was closed at 3:32 PM.

The next Board of Directors Meeting will be held on June 27, 2012 at 1:00 PM in the Arizona Traditions Ballroom.

Attested to: 
Tony Dalton, President

Secretary's Certification:

I, Jim Courtice, the duly elected Secretary/Treasurer of the Arizona Traditions Homeowners' Association, Inc., do certify and attest that this is a true and accurate transcription of the minutes of the Board of Directors Meeting held on April 25, 2012.


R. James Courtice, Secretary/Treasurer