

**BOARD OF DIRECTORS  
MEETING  
TUESDAY, DECEMBER 5, 2006  
BALLROOM**

**Call to Order at 9:32 A.M.**

**Announcements:**

Because of trash truck breakdown yesterday, trash to be picked up today.

**Verification of Quorum:**

Manager, Dell McKinney and all Board members present, except, Barry Jones.

**Board Meeting Minutes:**

Approval of November 21, 2006 Minutes with two corrections:

1. Unfinished old business; wireless internet service expenditure for equipment should reflect \$24,400 – instead of \$24,000.
2. New business; Palm tree petition should reflect that procedures as outlined by Bylaws (10.3) should be reviewed and followed.

The two corrections approved by Board.

**Correspondence:**

None.

**Treasurer's Report:**

Treasurer, Paul Schmeil, reviewed report indicating **Total** current assets of \$706,316.00 in checking accounts and Certificates of Deposit. Accounts Receivables of \$1,914. This reflects a reduction of Accounts Receivables from \$16,341.00 at November 7, 2006 Report. There are still

outstanding liens against five lots. At this time we have current Reserve funds of \$317,614.00. The Activities Office, clubs not included, operating funds are \$38,724.00. This is \$4,825.0 more than November 7, 2006 Report.

**Manager's Report:**

1. 639 Spaces occupied – 57 renters; 582 owners.
2. New carpet installed and new tables in Billiards Room.
3. Dues coupons are ready for next fiscal year.
4. South laundry men's room has sewer problem. Please be conservative with amount of toilet tissue used.
5. Card Room walls have been painted to match the rest of the room.
6. Christmas decorations are up and the park looks very festive.
7. The Activities office has been very successful with the angel tree contributions for needy children in Apache Junction. Over \$600.00 plus many bicycles, dolls, etc. have been collected from the overwhelmingly, generous people in Golden Vista.
8. The Activities Office is coordinating 55 activities and planning all sorts of programs and events to keep our residents entertained. Most events fill up in a few days. Extra buses are needed for special trips.
9. The newsletter is 16 pages long and we have a new look on GV7. One of Jan's goals in the Activities office is to get more people involved.
10. The Activities Office has two main projects for fund raising. One is the newsletter advertising and the other is commissions from sales of newspaper subscriptions. Funds from these activities go to replacement of exercise room equipment, kitchen equipment, tables and chairs and sound equipment.
11. Thanks to the Board of Directors for the time and effort they put into making our park a home.
12. The Activities Office purchases clothing with Golden Vista insignia for resale to Residents. Arranges all dances and the entertainment for the welcome back party which occurred last week. Three hundred seventy were present at the Welcome Back party compared to one hundred fifty last year. We count ourselves lucky with Jan at the helm of the Activities Office.

5. Nominating Committee – There is no chairman yet – no report.
6. Memorial Committee – no report.
7. Facilities Committee – no report.
8. Planning and Development Committee – will be a joint meeting with the Board on the second Tuesday in January, 2007. This will be a work session for the Board and will take place at 9:30 A.M.
9. Web Site Committee – Chairman, Arnie Dickinson, has about 100 hits per day on website. It has been updated to include the information about our Wireless Internet Service soon to be available. They do need 3 to 5 more committee members.
10. Documents Committee – no report.
11. Sound Committee – Chairman, Gene Feise – The reconfiguration of the Sound room has been completed and thanks the Comedy Club for relinquishing the extra room next to the Sound room for storage of the sound equipment.
12. Pet Committee – The retention area project of block wall and crushed stone is in place. This may save the Park \$30,000.00 annually. The engraved Memorial Bricks for placement on the embankment are being sold and some are in place. This has improved the look of the retention area greatly. Some new planting of desert tolerant plants will be purchased in the future. They also reported that stray cats (30 or more) have been caught and turned over to the Apache Junction Animal Shelter. A pork chop dinner is scheduled for February 20, 2007.
13. Election Committee – Ready to act when the Nominating Committee reports.
14. Committee Appointments – See Revised Standing Committee Report. Anne Swain moved to approve the Standing Committee names as presented. Paul Schmeil seconded. Board approved the people on the Standing Committees' list.

### **Homeowner Comments:**

Residents questioned the decision about waivers on dogs in the Park.

Resident questioned the channel selections directed to residents on the cable. Dell McKinney explained we have 2 ½ years left on the contract for our cable which is not digital and may be a problem when time comes to renew. The channels currently were voted on previously.

## **Compliance Manager's Report:**

Larry Martin, Compliance Manager, reported 829 Park Models with 5 more permitted to be delivered soon. There are 412 Arizona rooms, with 10 more in process of being completed. The Wireless Internet Service is to have poles planted and equipment delivered by December 15, 2006. Larry's wife is doing fine with her latest pregnancy.

## **Unfinished Old Business:**

Budget for January 1, 2007 to June 30, 2007 has been presented to the residents in a Budget Meeting. The amounts include the Wireless Internet Service income and expenses. No increase in assessment is recommended. Paul Schmeil moved we accept the proposed short year Fiscal budget for January to June, 2007. Bob Norin seconded. Marge Stam called for the Question. Vote to Approve – 3 for and 2 against.

Jim Brannan moved we reduce the monthly assessment by \$5.00. Seconded by Anne Swain. Jim Brannan commented that the Board in recommending a \$10.00 per month increase in assessment for 2006 had indicated the amount could be reduced if needed. The reason for the reduction recommendation is, because, we had at the end of November, 2006, \$706,316.00 in current assets and our Reserves fund would be increased as much as double our current amount of \$317,614.00, we should take appropriate action and reduce the assessment. Marge Stam indicated we need the Reserves for possible future problems. Anne Swain stated that as the Reserves get larger there may be attempts to put a large new building with an above ground crosswalk as had been talked about by the Planning Committee in the past. Leroy Gibson, President, said we won't vote on this issue until the next meeting. He asked for Resident comments. Barbara, #976, disagrees with lower assessment. Mary, #943, disagrees with lowering the assessment because our telephone system could cost major amount to improve. Larry, #371, says a lot can be done with a healthy reserve and likes the park to be in good shape. Arnie, #188 not in favor of any reduction as street could cost another \$600,000.00 and he has problems with his phone lines. Pat, #137, not in agreement with any reduction. The issue was tabled to January 2, 2007 meeting by Leroy Gibson.

## **New Business:**

1. Pet waiver request for Lot #969:

This request for a waiver, came from the long time renters who have two small dogs and was supported by the owner of this lot. They have agreed that the second dog will not be replaced. There have been no complaints from any neighbors. Letters supporting this waiver from other park owners supported their request for a waiver. Paul Schmeil moved we grant a waiver until one pet dies. Seconded by Anne Swain. Bob Norin, in general, is against giving waivers against rules established by the Park. Residents spoke against providing a waiver. Dell McKinney explained that the letter that went to the residents specifically says a waiver can be requested. Anne Swain called for the Question. Vote four for the waiver and one against. Waiver granted.

2. Pet waiver request for Lot #981:

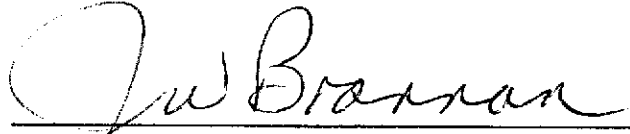
This request for a second dog, was made by letter from the owners of Lot #981. They aren't present and may only be here for a short time this year. Anne Swain moved that we allow waiver for the two dogs for this lot owner. Seconded by Jim Brannan. Leroy Gibson stated that pets are like members of the family and we must be compassionate in our discussions of these issues. Bob Norin stated he was against granting waivers on Park rules but in the beginning of Park ownership there were owners who purchased more than one lot and were allowed more than one animal. Marge Stam stated we, the Board, would be damned if we do allow or don't allow the waiver but we need a strong stance on violations. The residents were not in favor of a waiver. Paul Schmeil called for the Question. Vote was 3 for and 2 against. Waiver granted.

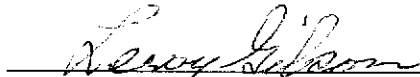
## **Committee Reports:**

1. Architectural Committee – See ARC AD Hoc Committee Report attached.
2. Street Committee – See Street Committee Report Fall 2006 attached.
3. Telephone Committee – Jim Stam reported that about one half of the problems in the system have been cared for. The equipment is aged and may need to be replaced in future.
4. Landscape Committee – no report.

**Motion to Adjourn: 11:20 A.M.**

**Respectively Submitted:**

  
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Jim Brannan, Secretary

  
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Leroy Gibson, President