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**GOLDEN VISTA RV RESORT
ASSOCIATION, INC
ANNUAL MEMBERSHIP MEETING
FEBRUARY 17, 2009
1:00 P.M.
BALLROOM**

Call to Order: 1:00 p.m.

Verification of Quorum:

President, Phil Parsons; Vice-president Paul Borne; Treasurer, Marge Stam; Secretary, Peggy Richardson. Adele Finnemann, Jim Brannan, also present Park Manager, Dell McKinney.

Six directors present constitute a quorum. About 260 members present - not a quorum.

1.0 Purpose of the Meeting:

1. To announce the results of the election for the Board of Directors.
2. To transact such other business that properly comes before the meeting.

2.0 Minutes of Last Annual Meeting on February 19, 2008

Jim Brannan moved they be accepted as read without change. Motion carried.

3.0 Treasurer's Report:

See complete report attached.

Current Assets	\$845,977
Net Income Budgeted	59,462
Net Income Actual	47,411
Activities total	65,342

Treasurer Stam reported that the accountant's audit showed no irregularities in either the Association or Activity accounting. Operating and Activity budgets for the Fiscal Year 2010 have been completed. They will be presented to the Board in March for final approval.

4.0 President's Report:

President Phil Parsons expressed gratitude to Dell McKinney and the staff for their hard work and credited all the volunteers who do so much to benefit all of the residents. He then reviewed Board actions taken during the past year. He thanked all for their support.

5.0 Election Committee Report:

5.1 John Falk #804 announced the following results of the Annual Election:

1. Ballots cast 916
2. Ballots voided 6

3. Members not eligible to vote 11

5.2 Candidates elected for a three-year term: Paul Schmeil and Paul Borne

5.3 The results of the ballots for amending the Articles and CC & R's are as follows:

	Yes	No
Articles of Incorporation	774	98
Voided or left blank: 21		
Declaration of CC & R's	646	227
Voided or left blank: 22		
Both proposed amendments passed.		

6. 0 Committee Reports:

Compliance Manager's Report:

Report by Larry Martin and Jack Taylor

Design/Decoration Committee:

No report given.

Documents Review Committee:

Report given by Wanda Alsup

Facilities Committee:

Report given by Jerry Bray

Landscape Committee:

Report given by Bill Vandermay

Nominations Committee:

Report given by Paul Christen

Memorial Committee:

Report will be given by Ed Borner at the February 24 Board meeting.

Pet Committee:

Report given by Jane Nusbaum,

Planning and Development Committee:

Report given by Bob Kuziw

Solar Committee:

Report given by Dawn Douglass.

Sound Committee:

No report given.

Street Committee:

No report given.

Telephone Committee:

Report given by Jim Stam.

Web Site Committee:

Report given by Arnie Dickinson.

Reports of the Ad Hoc Committees:

Electrical Ad Hoc Committee:

Report given by Ed Borner

7.0 Manager's Report:

Manager McKinney reported that we have 955 spaces full now and the average number of spaces full at this time since 2003 is 947. In 2008 the average lot is selling for \$45,000 and the average park model for \$86,000. She reported on summer projects which included street work, telephone repairs, the Library Building, sidewalks and entry-ways around the main building. We now have 36 TV channels provided by Dish Network. Electrical concerns were dealt with, water valves replaced, pool, spa, and shuffleboard courts were maintained.

8.0 Activities Report:

Report given by Jan Miller

9.0 Unfinished Business:

None

10.0 New Business:

None

11.0 Adjournment: 2:30 p.m.

Submitted by:

Peggy Richardson
Secretary

Phil Parsons
President

Annual Treasurer's Report
February 17, 2009

Summary of Current Assets in Each Fund

Operating Fund	\$348,232
Repair/Replacement Fund	381,523
Capital Improvement Fund	<u>116,222</u>
Total	<u>\$845,977</u>

Comments

We have \$4,430 in outstanding quarterly assessments.

Fiscal Year 6/30/08 vs. Actual Comparison

	<u>Budget</u>	<u>Actual</u>
Income	\$1,496,546	\$1,448,272
Expenses	<u>1,437,084</u>	<u>1,400,861</u>
Net Income	<u>\$ 59,462</u>	<u>\$ 47,411</u>

Activities

Cash on Hand	\$ 1,000
Checking Account	\$ 29,294
Savings	<u>35,048</u>
Total	<u>\$ 65,342</u>

Fiscal Year 6/30/08 vs. Actual Comparison

	<u>Budget</u>	<u>Actual</u>
Income	\$80,400	\$137,072
Expenses	<u>71,550</u>	<u>122,078</u>
Net Income	<u>\$ 8,850</u>	<u>\$ 14,994</u>

The accountant has completed his audit for the fiscal year ended June 30, 2008 and has made the normal journal entries that are in accordance with the accrual basis and in accordance with the GAAP. He found no irregularities in either the Association or Activity accounting. Our books reflect the same as our tax return which is being prepared and will be filed before the deadline. This is our first full year under the new fiscal year and in projecting our budget so far in advance.

Board President's Report

February 17, 2009

Golden Vista RV Resort Homeowners Annual Meeting

Your Board of Directors works hard to develop policy and make Homeowner Association decisions for an active participating group of homeowners. Board activities include Operating and Reserve Budgets, conducting policy discussions, responding to committees and reacting to concerns of homeowners and the Manager.

I want to pay respect to Manager Dell McKinney and the staff, who work throughout the summer to maintain and prepare the property and the activity program for homeowner enjoyment during a season that for them goes very rapidly. Credit is also due to all the volunteers who do everything from setting chairs and planning meals to performing the myriad functions loosely titled "activities" that creates the active lifestyle we come to enjoy.

I want to review with you some Board actions taken during the past year:

- * We started the Board year with a work session for committees; designed to review their mission and concerns. An effort was made to reduce and realign the committees, which produced only minor changes. As a reminder to all: the committees are advisory to the Board and management. Policy rests with the Board and day to day operation is the duty of the manager, the compliance officer and the staff. The Board wants to thank you for your work.
- * A new auditor for our accounting was hired. You will hear the auditor's report from the treasurer in a moment.
- * Repair/Replacement projects authorized from Reserve funds included extensive renovation of Building E, a series of water valves and telephone line replacements made, and \$65,000 of street repairs that was authorized.
- * Thanks to astute research by electrician Dave Spect, our power supplier acknowledged the full 800 ampere power supply to the center complex had never been installed. The additional lines and switching capacity were installed in September. More electrical upgrading in the Center will follow when other plans are in place.
- * A new Dish Network TV service with 36 channels was installed, and now offers broadband internet service as well. Next year individual homeowners should be able to add channels for a separate fee.
- * Following considerable telephone service problems last spring, an insurance settlement for \$219,000 was received as a result of lightning damage. We credit Manager McKinney with careful insurance purchasing to have those clauses included.
- * State law has mandated certain changes in HOA documents. The Board supported another attempt to make amendments to the Articles of Incorporation and the CC & R's. It also developed an amendment proposal to reduce the required number of voters to change documents from 60% of all homeowners to 60% of a quorum of voters, which would be a minimum of 538 voting. The Board appreciates the largest response from the voters that there has ever been. We will hear those results in a few minutes.

* Board member Ken Crites resigned effective September 1 for health reasons. We are all pleased that his surgery was successful and he is now back in the Park. The vacancy will be filled by today's election.

During this year the Board has had considerable focus on the Reserve. The Reserve is a legally required sum retained in cash and CD's for repair and replacement of our physical plant. The Reserve also includes a Capitalization Account for improvements to Common areas. Although Reserve planning has been in existence since formation of the Association, the Board chose Reserve Advisors, Inc to assess future maintenance costs and Reserve requirements. We found it paralleled the previous in-house study that had omissions and needed to be updated. After considerable research, the Board has moved in a different direction, from a component basis to a cash flow analysis in accordance with other associations in the Valley. This involves replacing some previous actions as we gain a higher level of competency. A goal of funding 65% of the yearly inflation-factored Repair and Replacement Budget was established, eliminating reference to surplus or deficit reserve accounting. I want to remind you that with last year's increased dues we were able to double the basic contribution to reserves. There is about \$500,000 currently on deposit, and our Reserve goal for this year has been met. You can be assured that recession is not a factor to our park at this time.

Transparency and responsibility are codependent terms. It is important that homeowners understand as much as possible about the Park. At the same time the Board counts on homeowners who criticize to also offer responsible solutions. There are always concerns and issues in a dynamic community like ours.

The next regular meeting on February 24 will continue as a work session to hear discussion about our pedestal electrical distribution system. We will also hear reports from Planning & Development about the laundry survey and maintenance plans for 2009. Other issues this spring include: open discussion of the expenses from the Reserve will begin on March 3; options are being prepared for construction of the maintenance facility which was previously authorized; and some coordination is in the making with the Activity Office. Golden Vista is moving forward decisively.

We, the Board of Directors and I, want to thank you all for your support.

February 19, 2008
 2008 Board of Directors Election
 Golden Vista RV Resort

Number of Ballots Cast 733
 Ballots Voided 31
 Members Not Eligible to Vote 11

Three Candidates with the largest number of votes will serve a three year term.

Mary Starn 434
Peggy Richardson 409
Jim Brown 377

Non-elected Candidates Vote count

Jim Wickham 370
Terry Rush 278
Jim Mestinen 270

1. Articles of Incorporation Yes 606 No 44 Left Blank 67

2. Declaration of Covenants, Conditions and Restrictions Yes 606 No 42 Left Blank 69

The Election was conducted by the GV RV Election Committee and the Double Vote Count was supervised by Certified Election Judge Merle Powell. The Candidates listed above are Certified by the Golden Vista Election Committee as the persons duly elected by the voting members of GV RV Resort.

Certified by: John N Falk, Rich Nelson, Ken Bellin, Wanda Alsup
Bob Shively, Arlene Sykes, Rosalyn Oberstadt

This year has been a successful season for the ARC Office. Some things that the ARC Office have been doing this year:

- 1) Monitoring of workmen and vendors coming into the park for proper license and insurance.
- 2) Issuing permits and checking on work completion for compliance.
- 3) Improving WiFi system. Doing installations and helping residents who have been having problems with the internet.
- 4) Monitoring of traffic and speed patterns in the park
- 5) Liaison with the City of Apache Junction on building codes as they apply to the Park i.e.: Arizona Rooms constructed off site, Cantilevered roofs and placement of Park Models under special circumstances.
- 6) Enforcement of ALL Rules and Regulations as documented in the Golden Vista Governing Documents.

ARC Permits issued from 10-1-08 to 2-17-09

Pavers	30
Sunscreens	13
Landscape	9
New Decks	19
New Shed	6
Concrete	20
New Sat Dish	18
Driveway Coating	6
Utilities to Shed	6
Free Standing Awnings	3
Misc	33

Total 163

Park Models	886	In Work	3	Last Year	884
Rooms	470	In Work	8	Last Year	460

ARC Committee
 Rennie Hechert Chairman
 Jack Taylor
 Ken Kennedy
 Bob Francois

SPEED DATE	Under	12	14	16	18	20	MORE	LOCATION	TIME
	11	13	15	17	19	21			
3-Feb	7	3	2		1	0		MS,IO,ML	:35
4-Feb	6	7	5	1				MS,ML	1:05
9-Feb	30	7	10	3	2			MS,ML,ND,Q	1:30
10-Feb	50	17	10	4				IO,ND,MS,ML	2:25
11-Feb	74	12	5	6	1			MS,ML,IO,ND,RH,JA	3:00
12-Feb	37	15	3	1				RH,ML,MS	:45
13-Feb	40	10	3					ND,Q,ML,IO,RH,JAS	1:00
14-Feb	43	10	4	2				MS,OC,RH,ML	1:45
14-Feb	29	21	11		1			MS Square dance nite	1:00
Totals	316	102	53	17	5	0	0		493
Percent	64	5	11	3	1	0	0		12:30

GOLF CART	10	3		
GVRV CART	12	2		
CONTRACTOR	11	3	3	1

STOP SIGNS	CAR	BIKE	CART	CONTR	GVRV	TOTALS	%
STOP	58		1	10	1	70	29
SAFE	72	27	14	4	4	121	50
UNSAFE	34	14	3	1		52	21
						TOTAL	243

This survey was conducted over a 12 day period for a total of 12.5 hours and clocked a total of 493 vehicles. It was done mainly on longer streets without stop signs.

It revealed that 64% of the vehicles were traveling at or below 11 MPH. Also that 79% of the vehicles traveled at less than 13 MPH. 14% of the vehicles were clocked between 14 and 17 MPH. 1%, or 5 vehicles were clocked at 18 to 19 MPH.

Contractors were clocked 18 times, 11 of these were at less than 11 MPH, 3 at 13, 3 at 15 and 1 at 16. The same contractor was clocked twice at 15.

13 golf carts were clocked, all at less than 13 MPH.
 14 GVRV carts were clocked all at or below 12 MPH.
 One fire truck was clocked at 16 MPH.

During this survey, a subjective assessment of the stop signs was also done. **243** vehicles were recorded during the 12.5 hours. **29%** of those vehicles came to a **full stop**. No bicycles were seen to come to a full stop.

50% of vehicles rolled thru the signs in what was considered a safe manner, as they might for a yield sign. That is they slowed down, checked for traffic and pedestrians and then rolled through.

21%, or 52 vehicles passed through the stop signs in what was considered an unsafe or dangerous manner. These vehicles mainly cut the corners on left hand turns, did not check for traffic or pedestrians, or simply did not slow down. Half of the bicycles were seen to pass the stop signs in an unsafe manner.

The stop signs at the south gate produced the most unsafe conditions as pedestrians and vehicles can be obscured by the guard house. If pedestrians were encouraged to cross only on the north side of the intersection they would be more visible. Perhaps a cross walk could be painted on that side of the intersection. This would prevent pedestrians from popping out from the east side of the guard house. Generally, the signs at the east gate were obeyed and the safety at that intersection was not compromised.

Doc ✓

Documents Review Committee
Golden Vista RV Resort Association, Inc.

February 17, 2009

Annual Report to the Membership

It is my pleasure to submit to the Membership and the Board of Directors the annual report for the period of February 19, 2008 to the above date.

Members of the Committee:

Harold Phillips (245)	Joan McClary (566)
Keith Adams (563)	Frank Thayer (25)
LeAnn Lindeman (35)	Wanda Alsup (137)
Board Liaison, Peggy Richardson	

We are a standing committee, appointed by the present Board and serve at its pleasure.

The principal functions of this committee, according to our Charter, are to assist the Board in maintaining and revising the governing documents of the Association except the Design Guidelines, and to keep the Members informed of changes. To continuously review the adequacy of the current Park documents, to be aware of current changes in both Federal and State law which affect the business of the Association and its operation. To make directed or proposed revisions and Amendments to those documents and to advise the Board on matters of document implementation.

This past year the committee has been involved in one Amendment (#8) to the By-Laws, concerning seating of officers, and one Amendment to the Rules and Regulations (#6) concerning pet limits. We assisted the ARC office with the proper formatting for Amendment #3 to the Design Guidelines. We are waiting hopefully for a positive outcome in the election, which will allow changes to the Articles of Incorporation and the Declaration of Covenants, Conditions and Restrictions to allow the Board to amend these two documents to bring them into compliance with Federal and State law, without a ballot issue to the members.

I want to thank Houston Vernon, who has resigned from the committee, for his dedication and the countless hours spent researching and learning every aspect of our documents and Federal and State law. His presence on this committee will be missed.

I also want to acknowledge the support of the Board members, the Manager and office staff and other committees. I give a special thanks for the work of the current committee members.

Wanda Alsup

Wanda Alsup
Chairperson

cc: S/L

Sec ✓

FACILITY COMMITTEE ANNUAL REPORT FEBRUARY 17 2009

Committee Members:

Jerry Bray	Chairman	Lot 961	Allen Hettinger	Lot 301
Jim Larson	Secretary	359	Royal Johnson	934
Pat Cavanaugh		163	Ron Ward	454
Wes Crook		995		

The annual inspection was performed during the week of January 19 thru January 22, 2009.

On January 22 the Apache Junction Fire Inspector and Asst. Fire Marshal accompanied the Facility Committee for a “courtesy walk around”. The walk around inspection included all GV facilities. Several minor infractions were noted

A list of Committee concerns and a copy of the “courtesy walk around” report were given to Manager, Dell McKinney, and Marty Jacobs, Maintenance, for their review.

Copies of these reports have also been given to Board Liaison, Paul Borne and Board Sec. Peggy Richardson.

At the upcoming Board and Standing Committees meeting on February 24, all the concerns will be reviewed and discussed.

Respectfully submitted,

Jerry Bray, Facility Chairman

At our last committee meeting in January, we came up with four recommendations, and all of the recommendations have now been carried out.

1. The flower beds just outside the South entrance has been eliminated and some rock has been put down.
2. The garden bed outside the wall in the SE corner is being changed into a cactus garden.
3. The memorial bricks have been added to the Rose garden
4. There were complaints that the Bocce court was too wet so it was allowed to dry out and the irrigation was adjusted to keep it dry enough. The bocce ball players say that it is much better now.

We have more than twenty volunteers who are looking after the flower beds, keeping them looking good so we can all enjoy them.

Tom ✓

To: GV Board of Directors
From: Nominating Committee
Subject: 2008/9 final report

Feb 13, 2009

This years Nominating Committee members were Marlene Goulet, Lee Harber, Connie Tegtmeyer and myself. Board liaison was Adele Finnemann. Our goal was to obtain at least four candidates for the election to fill two open positions on the Board.

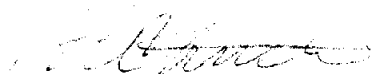
Activities included placement of posters throughout the park, notices in the newsletter and on GV7, numerous solicitations and informational conversations with potential candidates, publication of resumes, and facilitating the candidates forum.

Three candidates were obtained and they participated in the forum on January 27. Approximately 350 residents were in attendance, and we consider that an excellent turnout.

Names of the 3 candidates were given to John Falk for inclusion on the ballots.

Thanks to the committee members, Adele Finnemann, Jan Miller, Elaine Olson, Arvella Taratuta, Arnie Dickenson and John Falk for their assistance.

We are planning to retain existing members on this committee for the 2009/10 election.


Paul Christen
Chairman, Nominating Committee

February 19, 2009

TO: Golden Vista Board of Directors

FROM: Pet Committee

SUBJECT: Annual Report

During this season we have added solar lights to the Pet Area. More Desert plants and memorial bricks have also been added to our Memorial Wall. The memorial bricks are for people and pets.

We are working with the Solar Committee to find Solar Lights that we can use in place of SRP lights. This would help lower the electrical expense.

In the last 4 years, since purchasing the cat pens, we have trapped 59 cats, 1 dog and 1 squirrel. Needless to say we feel this has been a positive thing for all residents. In the summer stray cats do get in under the skirting on Park Models. Please check your skirting to make sure it is secure. We always have litters of kittens under Park Models when returning in the fall.

In January, when the Woof Walk and Waces was held to benefit Apache Junction Animal Control, we collected \$555.00. All of this money went to purchase items they needed. They were very grateful and we would like to again thank everyone that donated and attended the event.

Board of Directors,Dell,Homeowners February 17 2009

We your P&D committee have accomplished many objectives in the past five years

As one of the original members I would like to thank past members ,Ken Bellin, Dave Baldwin,Mary Bailey,AD Hoc member Dwain Johanson,Board member representatives,Barry Jones,Paul Schmeil and Ken Crites.Todays members Ginger Scobie,Jane Niebergall,Dwayne Storley,Ken Wardley,Dave Walker, Leroy Gibson, and five year members Delace Rombough and myself Robert Kuziw.Our board representative today is Marge Stam.Thank you all.

Thanks to the Board of directors on March 22/07 for accepting a professional reserve study done by Reserve Advisors Inc.for Golden Vista.

Presently we have a four member Ad Hoc committee,Leroy Gibson,Pat Jamieson Al Lightfield and myself Robert Kuziw to establish needs for space requirements -maintenance,landscape,storage and activities.

We have brought many items to the attention of the manager and the budget committee.

Our committees have never been idle.We have met every Wednesday at 3.00pm

This past year much needed information has been gathered for park use and the long range plan

Currently,the P&D Committee is in the process of gathering information to be used to provide a detailed Master Plan. This Master Plan will cover long term future needs that include the facilities and priorities necessary to maintain GV Resort as a viable and desirable community.

The major areas to be covered in this master plan include

- 1 Facilities
 - under roof
 - open area
- 2 Transportation/streets/parking
- 3 Security
- 4 Utilities including
 - water/sewer
 - electrical
 - telephone

Please come to the February 24th board meeting for more details to be presented by your P&D committee on the Master Plan

Through negotiations with the Board of Directors the P&D committee has developed a New Charter which was passed by the board on February 03/09.This revised charter is available in the office for those who wish to read it.

Thank You
Robert Kuziw

Solar ✓

Report from the Solar Committee to the Board of Directors 17 Feb. 2009

Submitted by Dawn Douglass #1026

Our committee would like to stress the fact the infrastructure of our pool system must be changed and upgraded before a solar heating system can be considered.

The report of 16 Dec. 2008 submitted to the Board provided an estimate for automated pool covers and a new water treatment system. This would save our resort a great deal of energy costs as well as greatly improve our water quality. The U.S. Department of Energy has estimated 50 to 70% savings by merely installing automated pool covers. We have recently received another estimate from Jared Mathis of Pool Cover Specialists for automated pool covers. It is interesting to note that both estimates for automated pool covers are just under \$9000 for our large pool. Both estimates are attached to this report.

New technologies now exist for fully electronic covers with safety features that are specifically designed to hold in heat and prevent evaporation.

Our pumps, heaters and piping are inefficient and leaking and will soon fail. Future water would be treated with ozone which is much healthier for users, less costly to operate and less corrosive to the mechanical system.

We are currently seeking additional estimates to compare products and costs. Our goal is to make sure that our resort receives the best value and quality for dollars spent. We also want to ensure that a newly installed system is solar compatible.

The Solar Committee in conjunction with the Pet Committee is testing and researching solar lighting for the Reflection Park.

We will continue to research solar heating for the near future, however, rather than repairing and patching our outdated system it would be prudent to consider making these changes as soon as possible. Acting now will save us money, provide a healthy environment and conserve water!

Thank you for your attention and interest in this immediate concern for our resort and residents.

Your Solar Committee,

Peggy Richardson, Committee Liaison

Aubrey Ellis, Chair

Ken Baumgartner, Dawn Douglass, Karyn Olson, Don Perlich, Bill Snyder, Ron Ward

GOLDEN VISTA SOUND COMMITTEE :

1-13-09

Larry Price- Chairperson
Board Representative- Paul Borne

MEMBERS:

John Falk, Gene Feise, Merlin Goulet, Bob Griswold, Ric Lawson, Dale Mortensen.

This sound committee is responsible for providing sound service for most functions here at Golden Vista. This service comprises of setting up equipment for meetings and events as well as operating the sound board.

Our equipment is all in good repair as it is quite new. We are in the process of installing some additional equipment.

Based on the recommendations of a professional sound service, that provided sound for the Limelighters Concert here at Golden Vista this past season, we were advised our current ceiling speaker system is very good for voice, but lacks the capability of providing sound reinforcement of music and suggested we add two stand mounted speakers that would be placed in front of the stage.

Using a pair of borrowed stand mounted speakers, Larry Price and I conducted tests with music and found the coverage and quality of sound was markedly improved.

One additional piece of equipment is an Isolator, which will eliminate severe hum and noise problems when auxiliary equipment such as other amplifiers, etc are connected to our sound system. This is due to what is known as ground loops usually caused by grounding problems.

Golden Vista Activities is booking some very good music groups so it was decided to purchase the equipment. This project will be completed in the next two weeks.

We are looking forward to another very busy season and can always use more hands, so anyone who has an interest in this type of service, please contact Larry Price or anyone on the sound committee. }

Submitted by:

Dale Mortensen, member of Golden Vista Sound Committee

February 16, 2009

TELEPHONE COMMITTEE REPORT

Committee Consists of:

Jim Stam - #343
Bob Craig - #351
Don Rowley - #739
Darwin Zuern - #166
Bob Jobe - #823
Paul Boren - #280 Board Liaison

During the past summer Mother Nature as not been very kind to the telephone system.

1. We have taken lightening hits to our cables.
2. Tree roots crushing our cables along with rodents chewing them.
3. Two line cards were burnt in the office equipment by lightening...
4. Also contractors cutting into the cables.

To repair the above problems, we replaced over 10,000 feet of cable at a cost of \$3.50 per foot. We also replaced 15,000 feet of drop wire from our pedestals to the electric pedestals at a cost of .45 cents a foot. The two line cards that were replaced were \$600.00 each plus the cost of installation.

This could have been a huge expense to the parks budget if it were not for the hard work of our manager and Dave Specht did with the insurance adjusters and engineers that came and examined the damage so we could be reimbursed.

At this time I would like to thank everyone on the phone committee for helping over see the telephone system the last ten years, as I have given my resignation and feel it is time others step up to help.

Jim Stam

Web Site Committee Annual Report February 17, 2009

Committee Members:

Arnie Dickinson, Chairman
Bob Burgi
Paul Schmeil
Bob Golay

Meeting Schedule:

Once per year, + Email and + as-needed meetings of all or part of the members for review of Web documents and training.

Goals:

Short Term:

Train new members as Web masters

Long Term:

Currently our HOA web site earns a three star rating. Our goal is to achieve at least 35 points for a "WOW" rating.

Current Activity:

Paul has added Governing documents, Budget Documents, Wireless Information, Newsletters, Calendars, and Documents approved at the January 16 Board meeting, raising our HOA Web site rating to a 3 star rating. In addition a link has been established to view the Data on Channel 7. Bob and Arnie have been Continually updating various pages as changes occur, and adding pages as requested.

History & Info about the Web Site

Timeline/History:

1969—Internet first used
1984—Golden Vista Resort Opened
1989—World Wide Web (WWW) was born
2003—Park Web Site established
2006—Web Site Committee approved by the Board

Web Site Names:

- GVRV.US, GoldenVistaResort.com, GoldenVistaRV.com, & GoldenVistaRVResort.Com all go the Home page for the Resort.
- GV7.Info goes to page that will be developed to have the Channel 7 info.
- GVComputerClub.com goes to Computer Club home page. The name costs \$9/year and is paid for by the Computer Club.

Traffic to the Web Site: For 2008 848,645 hits 141,072 pages, and thus far in 2009 210,770 hits on 33,873 pages. Week of February 8, 2009 30,601 hits 5,038 pages

<u>Cost to the Association:</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
	\$792	\$345	\$543	\$222	\$111.32	\$514.71

Web Site Size:

Go Daddy has increased the available space from 10,000 to 100,000 MB allowed under our current plan. We have 5,679 files occupying 443 MB or **0.44%**. Therefore, we have lots of space for more web pages/information.

Electrical Add Hoc Committee Report

As the Committee Chairmen I would ask you to pass on to your committee the Board's thanks for the efforts all of you have put into this project. I would like to see this committee continue as a committee until at least after the March 3rd Board meeting. This workshop will be scheduled for Feb 24th, 09. Wait for Ed's reply.

Mr. Chairman I move we accept this Electrical ad hoc Committee report and that we refer this report to a Work Session of the Board on Feb 24th to allow discussion of the subject in detail with committee, staff, owners and the Board. Needs a 2nd then discussion which could be deferred.

Following the Work Session, I would look forward to having this report placed on the March 3rd board meeting agenda. I also look forward to seeing this committee dissolved at the March 3rd Meeting.

Annual Meeting Report February 17, 2009

Today we have 955 spaces full with 777 owners and 178 renters for 89% occupied. Last year we had 772 owners and 168 renters for a total 940. Our occupancy rate was 87.5% and 89% for 2007. In 2006 the percentages was 91%, 2005 and 2004 was 88%, with 86% in 2003 and 83% in 2002. So our average number of spaces full at this time since 2003 is 947.

In 2003 we had a total of 69 sales, 2004 sales increased to 127, and in 2005 we soared to 148 with 15 sales pending. In 2006 there were 110 sales, 2007 there were 52 sales and in 2008 there were 45 sales with three pending. The average price of a lot in 2002 was \$15,000 – 17,000. In 2006 the price of a lot averaged \$28,000 - \$30,000. In 2007 the average price increased to \$50,950 with the average park model selling for \$88,700. For 2008, the average lot is selling for \$45,000 and the average park model for \$86,000. It seems that our property values are holding their own even with the sluggish economy.

Over the summer, we worked on many projects. The summer began with street work. . We paved roads, Mineshaft north to Jasper and patched some of Cinnabar, the north corner of Oxide Dr. and a strip along East Aquamarine. The roads were a total of \$65,642. In conjunction with the street project, we also added new telephone cable along the south curb of Cinnabar and north across Cinnabar to the Southeast corner of Mineshaft and Cinnabar.

Repairs for the telephone company were large this past year due to more damage from lightning and also storm damage. Fortunately, most of these repairs were covered by our insurance company. We received \$219,000 that reimbursed our expenses.

Another major project was the Library Building. The building sports new windows on the south side, new roof tiles, and stucco on the south, west and east sides. The new stucco is a slightly different texture and really makes the building look more modern. I am really happy with the contractor, John Silvestre. We spent \$25,417.86 on the Library windows and stucco. The Board had approved \$40,000, so I was pleased to have spent less. Both sets of steps were repaired and stained contrasting light and dark to make them more defined. The walkways upstairs and down were stained to increase light and assist with keeping them clean.

The sidewalks and entryways around the main building were acid washed and stained with a colored sealer. This sealer protects the pebbletech so that the ultra violet rays will stop eroding the glue and will keep us from having to redo the walks. Besides, it brightened up the area.

On August 30, 2008 there was a monsoon storm with high winds and several inches of rain. Damage was sustained to park model roofs, awnings, and Arizona rooms along the

west side. We lost 13 trees during the storm, but fortunately none of them damaged any buildings and no one was hurt. It was a frightening sight to behold.

This fall was the advent of our cable TV being provided by Dish Network. We have 36 channels available now instead of 13. That in itself is a huge benefit. Most of the programming issues at residences are now solved. They are working to install all the infrastructure to allow us to have a QUAM system which will allow any resident to upgrade to the programming of his or her choice. This option should be ready by next fall. Right now we have a bulk system so everyone has the same channels.

As a benefit of the upgraded infrastructure, we now have three ways to sign up for high speed internet: WiFi, DSL, and cable. Those residents who do not want to use the wireless option for high speed internet, may use DSL through 4Pair, or connect through their cable TV hookup with Dish Network. Check at the front counter for their phone numbers and other information

Our electrical switch gear located behind the ballroom originally was planned to be 800 amps, but we only had 400 amps. To remedy this problem, we had two 750 amp wires pulled to our switch by SRP. We then had a new switch installed to enable us to use the new power. We now have the capacity to have new circuits installed so that we won't be blowing breakers all of the time. I am hoping to have funding this coming year to install new circuits to solve problems, especially on the patio and in the kitchen.

Other electrical concerns that occurred during this past year were two major outages. Both outages were caused by underground cable burning in the street from the transformer on Goldfield to the transformer located in the parking lot south of the ballroom. This was SRP's cable and they repaired it both times at no cost to us. However, the fallout from these cable problems affected residents because the telephone and cable TV systems are dependent upon electricity from this transformer. Individual residents had power, but no TV or telephone.

July, the beginning of the new fiscal year, brought us a reduced sewer bill. This is due to the reduced water usage from the previous year. We saved over 2,000,000 gallons thanks to the efforts of residents and staff. We did not water the grass last summer which saved hundreds of gallons and reduced the water bill as well as the sewer bill. Our new artificial putting green will save even more on water and sewer.

We replaced water nine valves on six inch and four inch lines. These valves are necessary if we want to be able to shut off the water only in areas with a problem, not the entire park. Several years ago we installed extra valves in strategic locations to enable us to close valves so repairs could be made without shutting off all the water. The valves we are replacing will not completely close. We have scheduled these replacements over the course of three years for the valves that do not work properly. Other waterlines have developed leaks, usually from tree roots and need new PVC and new tees that hold them together. We will replace eight valves this coming year.

In October, we drained the big pool and the spa, had them acid washed and refilled. The entire patio area received a makeover: new cooldeck coating, painted walls, patched pillars, (they were leaking), and ceilings were repaired and painted

The shuffleboard courts were repaired, painted and sealed. They look wonderful. Check out the south east board. The finish is different from the rest. It looks like a granite countertop and is as slick as glass. If this finish holds up to the sun and rain, the rest of the boards will be done the same way the next time they need to be refinished.

Several years ago, the Apache Junction Police Department donated an old radar gun to the park to assist us in the effort to control speeding. We have recently begun using the radar gun again, along with our radar sign, to inform residents and vendors alike that their speed is excessive. The Compliance Office is conducting a study of who speeds, when and where in the park, identifying problem areas.

Board Report

It's been another busy season at Golden Vista in the Activities area. 3 new classes have been added to an already crowded schedule and have been well received: yoga, dance for the health of it and couples dance lessons.

The Monday morning chit chat has proved to be a good place for clubs/groups to announce upcoming shows and events and a wonderful opportunity for residents to get together with neighbors and just chat.

All of our shows have been well attended so far and we still have another month of exciting performances. Our two big concerts, the New Christy Minstrels and the Blackwood Brothers paid for themselves and actually made a little money for the Activities Fund. A huge salute to all our resident performers who practice & rehearse diligently and present wonderful shows for all. In fact, several of the in-house shows have outsold the outside entertainment. We are fortunate to have such talented people right here in our community.

Our fund-raising food events have gone well, especially the Wednesday BBQs. Other lunches and dinners seem to be down a little from a year ago. Only two clubs put on dinners this season and it will be interesting to see how many will be scheduled the following season. Our dances continue to be well received with good attendance, especially after the 1st of the year when more people are here. However, it should be noted that programs and activities actually start getting underway in September with dances beginning in November.

Our residents continue to be very generous when it comes to helping those in need. Our annual Angel Tree program with the AJ Schools netted Christmas Gifts for 46 children plus a food card for each of the families and we still had money left over for the food bank. In addition, we had our annual round-up of food donations for the food bank and held another Halloween Party for the kids from the local Boys & Girls Club. It should be noted that this year, the proceeds from our own resident USO show will go to Packages from Home, a non-profit organization that provides needed care & comfort packages to deployed military serving in active duty theaters around the world. All this is in addition to the work of the Christian Women's Group and all their efforts.

I cannot say enough about the volunteer support here at Golden Vista. Most of the programs could not go on without ticket takers, set-up people-chairs & sound, refreshment servers, newsletter delivery crew, equipment repair and the list goes on. Golden Vista has residents who care and are willing to step up when needed.

We will begin receiving room reservations for next season on March 4th and after those rooms have been committed, I will begin to schedule entertainment, classes, etc. All groups are urged to submit a room form even if it's a regularly scheduled activity. This way we can keep our coordinator list update and be sure we have correct times listed for our daily events.

Regarding the Activities Office Fund: we have already purchased a treadmill for the exercise room and 32 chairs for the game room to replace the chairs with arms. It is my intention to review the needs here at Golden Vista and report soon about proposed expenditures this summer.