

CACTUS PARK ESTATES HOMEOWNERS ASSOCIATION
C/O PREFERRED COMMUNITIES
P. O. BOX 5720
MESA, AZ 85211
(480) 649-2017

OPEN SESSION MEETING MINUTES

October 16, 2008

7:00 pm

Present: Bob Jones, President; B.J. Steinhilber, Vice President; Beverly Hicks, Secretary; Lee Pettikas, Dan Reilly, Doug Doede and Lorraine Nahabedian

Also Present: Alan Hatch, Preferred Communities and David Swindle, (Cactus Park Liaison Officer, City of El Mirage)

Homeowners Present: 6

- I. CALL TO ORDER:** The open session meeting of the Cactus Park Homeowner's Association Board was called to order by Bob Jones, President at 7:08 pm on October 16, 2008 at the City of El Mirage Senior Center located at 14010 N. El Mirage Rd., El Mirage, AZ.

- II. SECRETARY'S REPORT:**
Approval of August 21, 2008 Minutes – Postponed to next meeting
Approval of September 18, 2008 Minutes - Postponed to next meeting

- III. TREASURER'S REPORT**
 - 1. Approval of August, 2008 Financial Statements (pages 6-9)**
Postponed to next meeting.
 - 2. Approval of September, 2008 Financial Statements (pages 10-13)**
Postponed to next meeting.
 - 3. Treasurer comments**
Made by Bob – Status of money being transferred from AAM's bank.

- IV. PRESIDENT'S REPORT**
 - City working on general plan - visit the City's website to review 10 year plan.
 - Communication with Police – Discussed copy of letter regarding recent crimes in our community. El Mirage has one of the lowest crime rates.
 - Upcoming Neighborhood Watch bar-b-que on October 20th.
 - Officer Swindle discussed increase in residential and vehicle burglaries.
 - Discussed upcoming census participation and importance
 - Discussed the amount of foreclosed homes in the City.
 - Still working on upcoming newsletter and has received positive feedback from the community.

V. MANAGEMENT REPORT

- Alan was introduced to meeting attendees.
- Gave progress report on the transition from AAM.
- Discussion of results of community drive through and stated plan to send Inspection Notice Letter in lieu of Violation Letters.

VI. COMMITTEE REPORTS

1. Architectural Review Committee – Bob Jones

- a. No pending request.
- b. Website to be changed to reference Preferred Communities contact information.
- c. Dan to be liaison to Architectural Committee.

2. Welcome Committee – Bob Jones

Postponed indefinitely because of the amount of foreclosures, rentals, vacancies, etc.

3. Block Watch Committee – Bob Jones

- a. Upcoming Bar-b-que event.
- b. Non-emergency phone number for the City of El Mirage, 623-933-1341.
- c. Increased tagging, juveniles in park and gang activity in the community since school started.
- d. Policy is still patrolling the community and monitoring tagging.

4. Newsletter Committee – B.J. Steinhilber and Bob Jones

3rd and 4th quarter will be combined. Homeowners encouraged to submit suggestions and items.

5. Holiday Event Committee – B.J. Steinhilber

- a. Date set for December 6th.
- b. Budget was increased to \$1,500.00.
- c. Preferred will send out postcards.
- d. Homeowner offered band services for 3 hours.

6. Website Committee – Bob Jones

- a. Appreciation of Howard's work on the website for free.
- b. Updated management company's contact information, meeting dates, forms.
- c. Homeowners encouraged to submit suggestions.

VII. OLD BUSINESS

1. Response from City Attorney regarding landscape and common areas - (pages 14-15)

Discussed letter to City regarding condition of landscape. After several meetings, the conclusion is that the City will not trim more than twice a year. Monies allocated to certain areas and increased budget did not cover this issue. City response stated that they adapted a more natural approach to the landscaping and will replace land and rocks as budget permits. Letter from attorney advises taking to the next level. A motion to proceed to the next level was made by Dan and seconded by B.J.

2. Community Paint Pallet - (pages 16-19)

Paint is available and color pallets will be made available. Sherwyn Williams will give a 20% discount on paint.

VIII. NEW BUSINESS

1. Marquee Lighting - (pages 20-21)

Postponed until next meeting. Board to look over the letter from SolarKing, Inc.

2. Community Yard Sale

Motion to hold quarterly yard sales was made by B.J. and seconded by Doug, vote was unanimous and motion carried. The first yard sale to be held in February.

3. Improvements (painting of some block walls)

Discussed damage to common walls. Preferred to access damage and present findings to board for possible improvements

4. Holiday Party

Dan made a motion to advance the Holiday Committee \$800.00 with an option to draw up to \$1,500.00 as needed. Seconded by Doug, vote was unanimous and motion carried.

IX. OPEN FORUM

- Homeowners concerned about the condition of the landscaping, safety issues and City's lack of response.
- Homeowners ask opinion on how to handle trees infringing onto their property.
- Vacant house unkept. Alan to find out status of occupancy.
- Homeowner asked about solar panels and was told panel must be allowed but plan needs to be submitted to the Architectural Committee.
- Motion to cancel December's meeting because of the holiday party was made by B.J. and seconded by Dan. Vote was unanimous and motion carried.
- Alan informed all present that the City of El Mirage will charge \$50.00 per meeting for the use of the Senior Center because of the recent break in and the need to install a burgary alarm. Motion to pay was made by Doug, seconded by Lee and opposed by Dan. Vote was unanimous and motion carried.

X. ADJOURNMENT

Lorraine motioned to adjourn open session at 8:35 pm and seconded by Lee. The vote was unanimous and the motion carried.