

Arizona Traditions Homeowners Association
Board of Directors Meeting Minutes
May 26, 2010

Board Members Present: Tony Dalton, President; Steve Smith, Vice President; Peggy Rahkola, Secretary/Treasurer; Frank Minice, Director; and George Christoffersen, Director

Board Members Absent: None

Also Present: Jim Goldade, Community Manager and Rhonda Alegria, Assistant Community Manager.

I. Call to Order

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

II. Pledge of Allegiance

Residents were asked to stand for a recitation of the Pledge of Allegiance.

III. Establish Quorum and Introductions

Mr. Dalton introduced all Board members and Staff members.

IV. Approval of Prior Meeting Minutes

a. April 28, 2010

The minutes for the April 28, 2010 meeting had been provided to the Board prior to the meeting for their review. *Mr. Minice moved to approve the minutes for the April 28, 2010 meeting as submitted. This motion was seconded and passed with unanimous consent by roll call vote.*

V. Treasurer's Report

a. Approval of April 2010 financial

Mr. Dalton introduced Ms. Peggy Rahkola, Secretary/ Treasurer. Mrs. Rahkola read from a prepared report, citing figures from the most recent financial report.

VI. Manager's Report

Mr. Goldade read from a prepared report, providing information on action items addressed since the last meeting and providing information on upcoming projects.

VII. Board Members Comments

a. Mr. Smith had no comment at this time.

b. Mrs. Rahkola had no comment at this time.

c. Mr. Christoffersen had no comment at this time.

d. Mr. Minice reported that the Landscape Committee has spent some considerable time reviewing ideas regarding the modification of the fountains. *Mr. Minice made a motion to authorize Mr. Goldade to work with the Landscape Committee to move forward with the conversions. This motion was withdrawn.*

Mr. Minice made a motion to authorize Mr. Goldade to work with the Landscape Committee to convert the fountain nearest the guard house. This motion was seconded and passed with unanimous consent by roll call vote.

Mr. Minice moved to authorize Mr. Goldade to work with the Landscape Committee to modernize the main entry, including the fountain, landscaping, and signage. This motion was seconded and passed with unanimous consent by roll call vote.

e. Mr. Dalton had no additional comment to make at this time.

VIII. Committee Chair Reports

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a. Joe Colasanto - Architectural Control Committee (ACC)

This Committee had no report at this time.

b. Roy Tiede - Budget & Finance Committee (B&F)

This Committee had no report at this time.

c. Bobby Adair - Buildings & Grounds Committee (B&G)

Mr. Adair reported that he and several other members of the Committee will be submitting their resignations in protest of recent Board decisions.

d. Judy Collins - Communications Committee (ComCom)

Mrs. Collins advised the assembled Residents that the Committee is short handed for 'stack-n-stuff' this period and would appreciate any assistance.

e. Carolyn Adair - Community Watch Committee (CWC)

Mrs. Adair reported that the Committee has completed its work on the Entry System project, which will be brought before the Board soon. They will not be meeting during the summer, but will resume meetings in September.

f. d. Cliff Johnson - Landscaping Committee (LandCom)

This Committee had no report at this time.

g. Brad Rice - Long Range Plan (LRPC)

Mr. Rice advised the Board that the Legislative Session has ended and the new laws resulting from that session will take effect July 29. He recommended that the Board direct the Management Company to review the Governing Documents to assure compliance with the new laws.

Mr. Rice further reported that he often receives inquiries regarding voting districts. For federal elections, AZT Residents are in the 2nd Congressional District. For State matters, it's 4th Legislative District and for City matters, AZT falls in District One, or Acacia District.

Mr. Rice explained the Helping Hands Foundation, located within Sun City West. This non-profit organization provides short term loans of medical and other equipment. Membership in this cooperative group costs \$2000 per year and would entitle AZT residents to participate in these services. *Mr. Minice made a motion to approve Membership in this group, with a membership fee not to exceed \$2500 per year. This motion was seconded and passed with unanimous consent by roll call vote.*

Mr. Rice highlighted some of the LRPC accomplishments and advised that a complete list would be available in the next issue of Traditions Today. He asked that the Board provide some direction as to what the next phase of the Long Range Plan should focus on.

IX. Old Business

a. Discussion regarding Neighborhood Center Improvements

Mr. Goldade reported that bids had been solicited and provided to the Board for completion of the Neighborhood Center remodel. Mr. Goldade advised that he recommends the Board accept the bid from Kachina Kitchens.

Mrs. Rahkola moved to accept the bid from Kachina Kitchens as recommended. This motion was seconded and passed with a vote of 4-1 by roll call vote, with Mr. Christoffersen casting the only no vote. This project will complete the remodel at this center. The bathrooms are scheduled in the reserves several years out.

X. New Business

a. Discussion regarding Maintenance Building

Mr. Goldade indicated that in reviewing the bids that have been received, he realized these bids are not comparable. He asked that he be given more time to work with Mr. Christoffersen to ensure the bidding scope will be the same for all vendors.

b. Discussion regarding 2010-11 Committee Rosters

This item was withdrawn from the agenda.

XI. Other Business (including Open Forum)

- a. An owner requested some information about the Unanimous Consent to Action items discussed at the last meeting. He asked that more detail be provided. Mrs. Alegria indicated that the details he is requesting appear in the minutes, which would be available on the website now that they were approved by the Board at this meeting. She invited him to contact her with any questions he may have. This same owner asked why the April 2010 financial report was not approved earlier in the meeting. Mr. Dalton advised that this was a simple oversight. Mr. Christoffersen moved to approve the April financial report. This motion was seconded and passed with unanimous consent by roll call vote.
- b. An owner addressed the Board to inquire if a forum would be made available, so all Residents could provide some feedback to the LRPC regarding their next phase goals. Mr. Dalton agreed there will be a forum available at a later time.
- c. An owner addressed the Board to express his dissatisfaction that there had been no formal statement from the Board or the Manager regarding the Activity Director position. Mr. Dalton explained that this was a private personnel matter and no details would be forthcoming.
- d. An owner inquired as to the status of the Lady Putter matter. Mr. Dalton informed that the period to provide objections ends on June 1. More information would be available after that date.
- e. Mr. Dalton expressed his appreciation for Mr. Seymour Pollack. Mr. Pollack and his wife have handled the equipment loans on his own for years. Mr. Dalton thanked Mr. Pollack on behalf of the Association.

XII. Adjournment

Mr. Minice moved to adjourn this meeting at 2:10 PM. This motion was seconded and passed with unanimous consent by roll call vote.

Respectfully submitted: _____
Rhonda Alegria, Assistant Community
Manager

Attested to: _____
Tony Dalton, President

Secretary's Certification:

I, Peggy Rahkola, the duly appointed 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 May 26, 2010.

Peggy Rahkola, Secretary/ Treasurer