

FLORENCE GARDENS MOBILE HOME ASSOCIATION
OPEN BOARD MEETING HELD AT CLUBHOUSE
September 12, 2007

President Phil Winn called the meeting to order at 10:00a.m. Board members present were Secretary Simone Kelsh, Treasurer Wes Rice, Directors Tom Wilson, J. R. Bressler and Dick Merschdorf. Vice-President Art Heisner was absent. Approximately 50 members also attended the meeting.

President Winn lead the group with the Pledge of Allegiance.

A motion was made and seconded to approve the minutes of the Open Board meeting held on August 8, 2007. The minutes were approved unanimously.

1) President Winn spoke on the rules of State via HOA on holding open meetings and motions. The HOA is considered NOT a governing body. The Red pamphlets that he gave to each Board member is to be followed on motions. Copies of such can be seen in office if any member wishes to see. Items not on agenda can be acted upon with the information in the red pamphlet.

President Winn also requested that all motions made pertaining money, a money figure will be included in the motion.

2) President Winn recognized three volunteers that have been volunteers working the Activity Center since day One. He asked that Dick Sanders, Floyd Olson and Bill Qualls stand and be thanked for all the hours that the three (3) have put in the building of the Center. **A motion was made and seconded that “the (3) men and their wives be given free tickets to whatever activity they choose from this date (9/12/07) to the end of March 2008 (3/31/08). After the question, the motion passed unanimously.**

3. There has been over 1000 hours also volunteered by members on the Center. A sign in-out sheet has been kept at the new building with each volunteer signing. Something will be done later to recognize all of the volunteers.

4. The topic of WEEDS was next and MUCH DISCUSSION WAS HELD by the Board and the members present. Director Tom Wilson mentioned that there were over 250 lots needing attention. He also reported that the Kids from town on community service WOULD NOT BE COMING OUT TO HELP.

Member Leona reported on a home/yard on Ohio near her home was in REAL NEED OF HELP. Director Tom Wilson will follow-up and let Leona know of action.

Member Aggie suggested perhaps a meeting be held late October and those here throughout the summer let their feelings be known on the weed problem.

Member Dee asked Whose responsibility was to follow-up on the Weed problem? A trail of paper must be kept and followed to insure the problem is addressed now, not later.

The area between the asphalt and private property is Town of Florence responsibility, however, most homeowners take care of this as well their own property.

Member Dick suggested a letter be sent out the first of January 2008 stating that the problem of Weeds the summer months of 2008 will be addressed quickly and at time of first notice of violation.

Member Doris stated that some will not sign compliant forms. President Winn stated that the Arizona Rules that in order for action to be taken, the signature must be on the complaint form

5) Secretary Simone Kelsh reported she would be attending a meeting (Hope Program) on Thursday, September 13, 2007 and would be addressing this problem. Perhaps that there are those that need Community Service and can be worked into cleaning up the areas needing help by those unable to take care of themselves.

6) President Winn stated that it takes only 130 signatures on a petition to place anything felt strongly on the annual ballot.

7) Treasurer Wes Rice reported on the billings due on the Activity Center for the month of August 2007. **A motion was made, seconded to “pay the outstanding expenses due:**

| | |
|---------------------------------------|---------------------|
| Electrical install/hookup fee | \$9875.51 |
| Balance due on rock wall | 1100.00 |
| Balance due on Parapit | 1561.00 |
| Dig and Backfill trenches | 750.00 |
| 399.89 tons ABC | 3998.90 |
| Floor tile, carpet, paint,misc | 2277.97 |
| | ----- |
| - total | \$ 19,563.38 |

This motion passed unanimously.

8) Director comments:

A> Secretary Kelsh: Working with Office manager, Judy Coe and Assistant Manager June Lewis is a real pleasure and she reports others feel that same way. Use the “Good Neighbor policy”.

B> Treasurer Rice: Telephone on Patio was 911 only, however, somehow was changed as an actual phone. The cost on the 911 only was only around \$400.00 a year, the actual phone is costing around 800.00 a year. **A motion was made, seconded to “change the telephone on the patio area back to 911 only..” After discussion, the question was call for and the motion passed unanimously.**

C> Director JR Bressler: Write out your complains, will not act on phone calls, or hearsay.

D> Director Dick Merschdorf: Watch what is happening around you during the time of the road construction on Cochise.

E>Director Tom Wilson: Compliance Committee needs volunteers. Let Tom if you can give sometime to this much needed committee.

F>Treasurer Wes Rice: Schedule on Budget preparation will be posted for October. President Phil Winn called for a moment of silence for all of our Military serviceman and women serving for our country. (We need to do this more often- thanks Phil for doing this: your Recording Secretary)

Members comments followed:

Dick Sanders reported that perhaps while the road crew was in Florence Gardens, he is asking if the parking lot around the Clubhouse could be covered with possible (1) one inch overlayment.

Dick also mentioned about possible way to save money heating the pools. More on this later.

Ruth Roots asked about the shuffleboards. Director Dick Merschorf will take to BOC and report back on this at later date.

Member Doris Jordan mentioned 3 of her concerns:

Attorney for Association

20% rule on rates

Combination of lots

Member Bob Crook had a question on a flag. Board told him to talk with owner.

Leona asked if her question on house/property would be responded. President Winn assured her that she would be getting an answer back on the action taken. President Winn suggested that anyone could come to office and take a picture that could be used when a problem arises.

At 11:10 am President Winn recessed the Open Board Meeting to the Closed Executive Session.

Respectfully submitted

Betty Louderback
Recording Secretary