

**APPROVED AS CORRECTED 1-27-10**

**FLORENCE GARDENS MOBILE HOME ASSOCIATION  
OPEN BOARD MEETING MINUTES  
JANUARY 13, 2010**

**CORRECTED ON JANUARY 27, 2010**

1. President Harold Hall called the meeting to order at 10:00 a.m. Board members present: President Harold Hall, Vice President Mel Pittmon, Treasurer Fred Payne, Maintenance Director Bill Qualls, Building Operations Director Jim Baker, and Public Relations Director Marian Heyliger.

2. Harold led the pledge of allegiance.

3. Harold Hall asked for approval of the Minutes of the December 23rd Open Board Meeting. He said, "That meeting was canceled so there were no minutes".

**OLD BUSINESS:**

4. Treasurer's Report:

Fred Payne said that he didn't have the year end report yet, but he will report as of November 30<sup>th</sup>. He said that he went to the Bank of the West to check the balance of our Reserve Fund; \$43,449.00 after paying for the roof repairs, etc. Fred said that the receivable due from the Bingo fund is \$2,290.00. There is \$921.00 in the account now, so he'll ask them for about \$900.00 to pay on the outstanding debt. Fred reported that during the month of November, the total income was \$373,186.00 and the total expenditures were \$384,949.00, so we're \$11,763.00 short for the month. He said that he went back to check October and found that we were about \$4,000.00 short then. Fred mentioned that we will have an increase in our utilities, workman's compensation, and unemployment taxes, which will tend to increase our overall expenses. Jack Gustaveson asked for the amount of the 12-month deficit. Fred said that he doesn't have the end of the year report yet; the 11-month deficit amount is about \$12,000.00. Fred said that, since our budget was cut, we're going to have to go month to month and see how it shakes out when the inflation factor and all the rest of it kick in. Fred continued to say that our park is in the top half of 1% of the delinquencies in the State. So, we're one of the best parks in the whole state as far as delinquencies go. We should be proud of that.

5. Update on the Bingo renewal of 2010:

Mel Pittmon reported that the Bingo license has been renewed for one year and posted on the board above the bingo machine. He said that we are in compliance with the record keeping. The records have been changed to emulate the ones that Caliente and other organizations provide.

## **NEW BUSINESS:**

### 6. Resignation of Steve Krelovich:

Harold Hall read Steve's resignation as of January 5<sup>th</sup>, 2010 due to health problems.

### 7. Dances:

Mel Pittmon said that regarding the two dances we have held thus far, we have not been able to totally cover our expenses. The dances in mid-December and on New Year's Eve left us short of the contracted fees. The New Year's Eve band was contracted at \$1,000.00. That was a very expensive time to commit. He requested that members support the dance program. Mel suggested that we limit our dances to after the first of the year, so that we can cover our expenses. He said that he is uncomfortable renewing any contracts until we see where we are. Marian Heyliger commented that she came to the New Year's Eve Dance and that she is disappointed in the way our dance was supported. Mel complimented Marge Garbo and the Dance Committee for the favors and the refreshments at the New Year's Eve Dance.

### 8. Current address for mailings:

Mel said that this is in regards to sending out the packets for the annual dues and the notice of the Annual Meeting. Steve asked Franklin Glass to oversee the packet issuance. He commended the committee for two days of due-diligence. After mailing of all the packets, 41 of them were returned by the post office. The office has researched to see if we can forward them to their respective out-of-state addresses. Mel said that we need to know an address where you can receive mail year-round. You need to exercise your voting rights and get it back within the time limits. Harold Hall suggested that the county tax assessor should have good addresses. Jim Baker mentioned that the absentee ballots and the assessment bills are together in each packet.

### 9. Late Fees:

Jim Baker asked why the late fee was raised from \$5 per month to \$25 per month. Bill Qualls said that it is 10% of the dues. Mel Pittmon showed an example that the late penalty is 5 times what it was last year. On June 1<sup>st</sup> the late fee escalated to \$25 per month. He found no substantiation in the Minutes that this was communicated to the membership. Fred Payne said that it was brought up to the Board, and passed by the Board after getting our attorney's opinion. If people have a problem paying their assessments, we make arrangements for them and eliminate the late fees. There was a discussion about collection of delinquent assessments owed by an estate. Mel suggested that the association file a lien. Fred said that it would cost about \$2,500.00 in attorney's fees. He said that if we notify the estate and the county, they won't transfer the property until all the fees are paid. Phil Winn said that the state law says 'up to 10% of the assessment'. It doesn't say 'monthly'. Fred Payne said that it has been approved by our attorney. Phil continued that a foreclosure is what costs \$2,500.00. The association has an automatic lien against the property upon delinquency of the assessment. Bill Qualls read from the Rules and Regulations, Paragraph 18.1, ... "charges for the late payment of assessments are limited to the greater of \$15 or 10% per month of the amount of the unpaid assessment". Harold asked, "How many delinquencies are there?" A definite

number was not available. Phil Winn said that as of last year's election there were only 3 names, besides Mr. Buckley, who could not vote because of delinquent assessments.

*Correction made by Marian Heyliger on January 27, 2010 that the statement ""We were unable to find any Minutes of any meeting where it was approved"" was omitted.*

Jim Baker reported that the Architectural Committee has approved numerous different applications, and the BOC will meet with the new Board to go over all the projects that are planned.

#### 10. Request for Social Access:

Mel Pittmon said that the Board has been requested to address the issue of non-members having access to our amenities such as the pool. "Social Membership is available if you pay the same fees that we do which would entitle a person to all of the amenities. If the person wants to only pay for pool access or for lapidary or for ceramics, they would have to establish a fee schedule. There would also be some liability issues to deal with because each one of us, as a member of the park, is aware of the liabilities. If you bring someone else in and they get hurt in the swimming pool, I think the organization would be liable". Mel thinks that we need to keep the status as it is, and if a person desires to have access to the amenity for the swimming pool, either Vista Hermosa or outside, they would have to have the same fee schedule as the rest of us. So, Mel made a **Motion** that we keep the issue as it is. The **Motion** was seconded by Bill Qualls. There was no discussion. The **Motion** passed unanimously. Mel said that he wanted this for the record that the Board has taken a position.

#### 11. Request for exception to age/occupant requirement:

Mel Pittmon asked Joan Hayes to speak from the podium. Joan Hayes read the letter that she had written to the Board, dated December 17, 2009. She is asking permission for her daughter and son-in-law to move into Florence Gardens. Her daughter was diagnosed with breast cancer and bone cancer last year. After breast surgery, she would benefit greatly with out warmer weather and state of the art treatment at Phoenix's brand new cancer treatment center. She is aware that the FGMHA age requirement is 55. Her daughter is only 50, but her son-in-law will be 53 next month. She asked the Board to please consider her daughter's health and possibly a longer life expectancy. Mel Pittmon sympathized with her situation, but said that our rules regarding the age requirement were put in place by previous people. He thinks that this issue has been addressed before regarding care giving. Until such time as the age requirements are met, the Board may have a problem with it. Marian Heyliger asked Joan if they would be living with her. Joan answered, "No, they want to buy a home". She doesn't have room for the two of them. Joan mentioned another under-age resident, and her experience with HUD that there had to be a 20% exception. Marian said that the Board agreed that we would have a 100% 55 and older requirement. Phil Winn said that there are 4 exceptions for care giving, but this situation doesn't fit any of the exceptions. Harold Hall said that the Board would not take any action on this case at this time.

#### 12. Discuss installation of metering devices by Southwest Gas:

Bill Qualls reported about his meeting with Southwest Gas. The state is mandating that they require a pressure recording device somewhere in the park. The best location is

on Pinal Way. They will put in an apparatus for pressure recording. He requested that they put a chain link fence around it with slats so that it wouldn't be objectionable visually. Southwest Gas will let him know when they will be starting. As a 'Heads Up', Bill said that in April, the Gas company is going to start replacing all of the service lines in the park. They will be tunneling under the streets along side the new curbs, digging holes only to make tie-ins, and running a plastic line up the side of the lots. Harold Hall asked if they were going to tear up our yards. Bill said that if they do, it will be done like Knuckel Brothers did. When they're finished, they come back and re-do everything. All these yellow stakes around through the park will be removed after they get finished running the new mains. Bill said that he has a request from the History Committee to get electricity to the flagpole. He said that they're trying to replace the fence of the RV lot where people cut through it a year ago. Harold said that we researched the electricity before. Bill said that there is a conduit and water line going under the parking lot to just the other side of the curbing. He thinks the bids are going to be over \$2,000.00 for a licensed electrician.

### **Member Comments:**

Shirley Hadley reminded us about the Prime Rib Dinner on February 13<sup>th</sup>. Tickets are \$12.00 going on sale on February 2<sup>nd</sup> starting at 9 am at the clubhouse. Those buying tickets must wear their name tags. Tickets will be sold to association members and social members in the upper condos first. The remainder of the 225 tickets will be sold out of the office.

Bill Qualls added that the Board received a letter from someone complaining about the condition of the empty lots. That has been given to the city. Bill asked that we call Carroll Micheal whose phone number is on the bulletin boards.

Mary Hynek said that she will be moving from the park and the White Elephant Sale has been turned over to Linda Parvianen who has been trained by the master. She said that she will be here as chair of the Election Committee.

Bonna Strange said that she has a concern about 2 members of the Board not knowing about the late fee increase, and it not being anywhere in the Minutes. She disagrees with the procedure of the Board.

### **Board Comments:**

Bill Qualls said that the Board members are not professionals. The Board members do things that they think are the best for the Board and for the membership. Their job is to try to represent the members so we come up with a better organization. This is a very thankless job.

Marian Heyliger said that the Welcoming Committee was re-activated last March. Judy Parsons is doing a great job as chairman. Members of the Welcoming Committee have visited 16 new members.

Mel Pittmon told us about scams from the Breast Cancer Society, phony Census Takers, and a Notice of Assessment of un-awarded cash and prizes. He also said that there was a hearing aid turned in to lost & found. The owner can claim it by telling him which ear it belongs to.

Harold Hall read the names of the candidates running for the Board positions. Harold said that he understands that there was a woman's body found out behind the RV lot and nobody knows what happened. Stan Hergott said that the police will not report on anything until the case is closed. Mel Pittmon said he found out that it was not a homicide.

Mel Pittmon made a **Motion** to adjourn the meeting. Bill Qualls seconded the **Motion**. The meeting was adjourned at 10:55 a.m.

Respectfully submitted by June Lewis