

FLORENCE GARDENS MOBILE HOME ASSOCIATION  
OPEN BOARD MEETING MINUTES  
January 26, 2011

President Phil Winn led the Pledge of Allegiance.

**1. Call to Order:** President Phil Winn called the meeting to order at 10:00 a.m. Board members present: President Phil Winn, Vice President Bob Sorcic, Secretary Loretta Shannon, Architectural/Building Director George Shimp, Maintenance Director Leon Riesberg, and Public Relations Director Dick Merschorf. There were 67 members in attendance.

**2. Motion to adopt the Agenda:** Phil Winn added 2 items to the Agenda under New Business; 2) Budget Transfer of \$12,000 and 3) Signs. A **Motion** to adopt the Agenda as amended was made and seconded. There was no discussion. The vote was unanimous and the **Motion** carried.

**3. Motion to Adopt Minutes from January 12, 2011:** A **Motion** to approve the Minutes of the January 12, 2011 Open Board meeting as printed was made and seconded. There was no discussion. The vote was unanimous and the **Motion** carried.

**OLD BUSINESS:**

**1. Board vacancy:** Phil Winn asked for a volunteer to be appointed to the Treasurer position on the Board of Directors with a term ending in February 2012. No one volunteered. Phil said that the Board Vacancy will be held over and put on the Agenda of the February 9<sup>th</sup> Open Board Meeting.

**NEW BUSINESS:**

**1. Front Entrance – design and cost:** Leon Riesberg reported that the committee to renovate the Front Entrance has submitted plans to the Board. They want to clean up and paint the entrance with an earth-tone color. The committee is asking for an estimated \$165 for paint, to be approved by the Board. Leon asked for confirmation of \$1,500 budgeted for improvements to the front entrance. The committee has made application to the AZ DOT for their approval. Bev Oveson introduced the members of the committee. A **Motion** was made and seconded to authorize the expenditure, not to exceed \$1,500, for the Front Entrance improvements. There was no further discussion. The vote was unanimous and the **Motion** carried.

**2. Budget Transfer of \$12,000:** Phil Winn said that last year the Board approved \$12,000 for purchase of the Property Protection and Security System. A **Motion** was made and seconded to transfer the \$12,000, of 2010 residual funds, into the 2011 budget Income, and adjust for the Expense of \$12,000 for the new Property Protection and Security System. Phil gave a report on the total of the 2010 residual funds. There was no further discussion. The vote was unanimous and the **Motion** carried.

A **Motion** was made and seconded to transfer the remaining \$24,810 of 2010 residual funds to the Reserve Fund and leave the 2010 Budget with a zero balance. There was no discussion. The vote was unanimous and the **Motion** carried.

**3. Signs:** Leon Riesberg reported that the BOC has made arrangements with the State Prison to have 2 metal, powder coated signs made. One sign is for the Southeast corner of the Clubhouse parking lot, and one sign is for the Information Center. The cost is \$375 each, not including the concrete and poles. A **Motion** was made and seconded to approve the expense of \$1,200 to purchase and install the 2 signs. There was no further discussion. The vote was unanimous and the **Motion** carried.

#### **DISCUSSION ITEMS:**

**1. Documents Committee – Rules and Regulations proposed changes:** June Lewis asked for input from the members regarding age restrictions for visiting relatives and guests' use of the Billiard Room, Exercise Room, Pools, and Hot Tubs.

#### **INFORMATION ITEMS:**

**1. Board Election – February 8, 2011:** Phil Winn announced that the next meeting will be the Annual Membership Meeting and Election of Officers on Tuesday, February 8<sup>th</sup>. He explained the Agenda.

**2. Next Board Meeting – February 9, 2011:** Phil Winn said that this will be for regular business, and the first Open Board meeting for the newly elected officers.

#### **DIRECTOR COMMENTS:**

**Vice President** Bob Sorcic reported on upcoming Dances and an Ice Cream Social. He announced the Chamber Breakfast on February 10<sup>th</sup> and our Volunteer's Breakfast on March 3<sup>rd</sup>. He gave an update on the Pictorial Directory.

**Secretary** Loretta Shannon recognized the Recording Secretary and the Documents Committee.

**Treasurer:** Phil Winn reported on the total Income for 2010, \$484,803; and total Expenses for 2010, \$440,130, leaving the \$44,673 residual funds that were discussed earlier. For information, Wages were 4% over budget, Kitchen expenses were \$13,000 under budget, Natural Gas expense was \$25,000 under budget, and Capitol Improvements expenses were \$18,000 under budget. The Year-End Report will be available at the Annual meeting.

**Architectural/Building Director** George Shimp reported that the Architectural Committee has 7 new projects for January, including 1 needing a variance decision. The BOC is looking into a guarantee on the workmanship of the repairs to the Craft Room ceiling. The Property Protection and Security Committee had a walk-through with 2 representatives for the new security system.

There was a discussion about the Pictorial Inventory on CD that the BOC has completed.

**Maintenance Director** Leon Riesberg reported that the Natural Gas heater for the East pool was down. The gas repairman noted that not enough gas was getting to the pool heaters, and shut the gas off. We did not know that we were not in compliance. The pool area is shut down until repairs are made and the gas is turned back on. Leon said that another maintenance employee is being hired to work 6:30 – 10:30 pm.

**Public Relations Director** Dick Merschdorf reported on findings that there are residents in the park who do not meet our 55+ age requirement. Phil Winn stated that renters must also meet our 55+ age requirement. It is the owner's responsibility that their renters must meet our age requirement.

**President** Phil Winn introduced Rustyn from the Florence Copper Project. Rustyn announced their Open House on February 24<sup>th</sup> here at our clubhouse. He also talked about their site tours.

#### **MEMBER COMMENTS:**

Bonna Strange questioned accountability of the Documents Committee and the Board members to make sure that the Nominating Committee chairman is aware of recent changes to the O & O Manual requiring 2 Open Forums prior to the election.

Phil Winn put the meeting in recess at 10:55 a.m.

Respectfully submitted by  
June Lewis, Recording Secretary