

FLORENCE GARDENS MOBILE HOME ASSOCIATION  
OPEN BOARD MEETING MINUTES  
DECEMBER 9, 2009

1. President Harold Hall called the meeting to order at 10:00 a.m. All Board members were present: President Harold Hall, Vice President Mel Pittmon, Treasurer Fred Payne, Secretary Steve Krelovich, 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 November 25<sup>th</sup> Open Board Meeting. Mel Pittmon requested an amendment regarding indemnification. "We need to reinforce the Articles of Incorporation that talk about indemnification that there's no obligation on the part of the individual members". Mel read from the indemnification; "The members, officers, directors, employees, and agents of the corporation shall not be individually or personally liable for the corporation's debt, or other liabilities. The private property of such individuals shall be exempt from any corporation debt or liabilities".

Vince Buckham asked about the liability of each homeowner, and, how much coverage do we have? Fred Payne answered, "\$2 million blanket coverage.

Marian Heyliger said, "The Minutes state what was said at the meeting, so it's got to stay that way. It can be clarified later." Marian brought up an error that the assessment will be raised \$24 per year, not per month. Harold ordered the correction to the November 25<sup>th</sup> Minutes. Steve Krelovich made a **Motion** to accept the Minutes, as corrected. Jim Baker seconded the **Motion**. Vote passed unanimously. **Motion** carried.

**Old Business:**

4. Treasurer's Report:

Fred Payne said that we don't have the current financial statement for the month of November, but pointed out that we have a balance of \$39,821 in our checking account. We got \$35,000 in on our RV parking, half of which goes to pay the State in June or July. Otherwise, we'd have about \$4,000 to carry us through most of January until we start getting the assessments. He said that there is a CD coming due at the National Bank, presently getting ¼% interest on \$15,000. He'll see about moving it to the Community Association Bank in Chandler who has CD's at about 1 ½ %. Steve Krelovich suggested that Compass Bank in Coolidge also has 1 ½% CD's.

**New Business:**

5. Bingo:

Mel Pittmon reported that there was a brief meeting held last week to discuss some of the Bingo issues. "In order to clarify, Bingo is a State Licensed Activity, licensed by the Lottery Commission. Therefore, the license for the Bingo is issued to the corporation. The corporation is responsible for the operation of the Bingo, collecting of the moneys, and selection of the officers."

Mel suggested that the Board have a workshop to review the officers of the Bingo concession and ratify that for the renewal of the license that expires on January 1<sup>st</sup>. Mel Pittmon made a **Motion** to have a workshop to review those issues.

Fred Payne said that we are using a verification system that dates back to Rose Mumford, many, many years ago. Joann Loving, at the Bingo office, feels that we should update our verification. But, since nobody wants to do it, and they don't have the people to send out here to enforce the verification, we can continue with the record that we are using at the present time. Fred Payne stated that he has resigned as a co-manager and as the financial transaction manager of Bingo because we're not verifying everything according to the State rules. Fred read a letter from Joann Loving regarding our Class 'A' Bingo License. Fred stated that he has the instructions and the forms that need to be filled out for the verification.

Joanne Herman, 3810 Minnesota, asked that the Bingo workers also be included at the workshop. Harold Hall said that they could be included at the workshop.

Bill Qualls said that he understood that there was one person licensed for this. Mel Pittmon said that there was one manager approved on June 1<sup>st</sup>. It has been increased to two persons as of the December 1<sup>st</sup> mailing.

Harold Hall said that we want Bingo to continue; We're not going to do anything to jeopardize Bingo.

Marian Heyliger asked if Fred's resignation is after the workshop; is it part of the Motion? Fred said to ignore that and continue with the Motion.

Harold called for the vote on the **Motion** to have a workshop. The vote passed unanimously.

## **6. Board Comments:**

Mel Pittmon reminded everyone about the Dance on Saturday night.

Mel added that we need volunteers for the Documents Committee. There are only 2 members of the committee presently. There is a need to have some of the documents updated.

Harold Hall stated, "Speaking of Documents, on the vote that we had to change the assessment, I was told that I was not allowed to vote". Harold read from page 5, 'The President may vote only to break a tie or to create a tie on any ballot vote'. He said that he could have voted, but he didn't. He stated that he is not happy that he got cheated out of his vote. Harold asked if Franklin Glass is still on the Documents Committee.

There was a discussion about the Documents. Elaine Cahill said that a 5<sup>th</sup> Amendment to the Bylaws had been given to the Board for approval to be voted on. When Harold Hall asked if there was anything that could be done about it now, Mel Pittmon told Harold that it was his prerogative. Harold stated that the Budget had been voted on unanimously, and then changed. Bus Carrol said that the Documents Committee only makes recommendations to the Board. Harold Hall said that Franklin Glass hadn't stated the whole statement about the President's voting. Marian said that if Harold voted to create a tie, the Motion would have failed. Betty Louderback said that the Board members should know the documents and the rules.

Bill Qualls reported that Maintenance is in the midst of cleaning up the RV lots. He said that they got a call about cactus wren's nesting in one of the RVs. He said that those who get a letter from the RV Committee and have a problem, give them a call. We'll discuss it and see if we can come up with an amicable reason. As requested, sanitized wipes have been put in the exercise room.

Marian Heyliger stated that she attended the Welcoming Committee meeting. Their concern is that new residents refuse a visit from the Welcoming Committee. They don't understand that it is important that they get information about the association. They asked that she relate that to the office staff so they can tell the new members what the welcoming committee does.

Mel Pittmon said that the Town of Florence has offered to provide a computer in the Annex to be located next to the magnification viewer. They're offering, at no fee, to bring us the Town Council Meetings or any items that affect the Town of Florence. If we had a big screen TV with the right resolution, their meetings could be broadcasted live to us here.

Mel Pittmon added thanks to those putting on Garage Sales who posted their notices to the Florence Gardens greeting board.

Steve Krelovich asked us to remember December 7<sup>th</sup>, Pearl Harbor Day, and the Alamo.

Jim Baker reported that there has been a little bit of activity at the Shuffleboard courts. He said that we still need a scoreboard for it. He asked if anyone would purchase, or do a 50/50 raffle to make the money to purchase, a scoreboard ranging in price from \$64 to \$159. If anybody would like to pursue that, please call him or Phil Winn to let us know what you want to do.

Jim Baker added, concerning the water retention at Colorado and Maricopa, the city knows that the culvert to move the water across Florence Blvd and down Maricopa is not working. The Town of Florence will re-engineer the retention pond when it dries up again.

Fred Payne said that he received an itemized bill from Maxwell and Morgan for the final payment to Roofing Specialists that came to \$1,028. He also received, from Maxwell and Morgan, the 'Waivers of Liens' of the 2 sub-contractor, Al & Riley's and Brutinel. That finalizes that experience. Fred explained that when there are sub-contractors working with the contractor, we have to make sure that the sub-contractors are paid, too.

Steve Krelovich asked the other Board members if they would be able to attend the December 23<sup>rd</sup> Board meeting. 4 members are available, so there will be a quorum at that meeting.

Harold Hall stated that Jim Walter, from the Fire Department, asked if he could set up a Christmas Tree so people can donate money or food to people in Florence who might need help with Christmas dinner. Aggie Barber suggested that donations should be coordinated with the local churches.

Harold Hall said that the Mayor wants to wish us all a Merry Christmas at the Saturday morning coffee on December 12th. Mel Pittmon said that she's welcome to give a brief remark. Moore's Golf Carts is our special speaker that morning, and Leon will be baking cinnamon rolls.

There was a discussion about our rules concerning 2 different caregiver situations. Steve Krelovich asked if the Board could issue a variance. Yolanda Hergott asked the Board to have consideration when there is a family illness.

Al Mitchell, 3612 Ohio, stated that while he was on security, he had been attacked by 2 dogs running loose in the park. He also asked that dog walkers keep their dogs on a shorter leash so they can't run out in front of a golf cart and get run over.

The discussion was continued by Ruth Root about the compliance with our age restrictions. Marian Heyliger said that a request should have been submitted to the board in writing. Bill Qualls said that we have documentation that requires specifics, and we should stick with those.

Bill Qualls talked about recent complaint phone calls, and, Jim Baker added, "If you have a problem, put it on paper and drop it at the office. Don't call him at home. Bill said that the closing time has been moved back to 10:00 p.m.

## 7. Member Comments:

Shirley Hadley and Bev Oveson reported on the Christmas Bazaar. Shirley thanked the volunteers and those who donated for the Bake Sale. Shirley said that this was their last year to Chair the Christmas Bazaar. Shirley said that they made a gross of \$2,332.16, expenses were \$418.83, so the net was \$1,913.33. Shirley asked the Board to approve a monetary donation to the Creative Crafts for making the centerpieces filled with goodies. Harold Hall asked for a **Motion** to donate \$50 to Creative Crafts. Bill Qualls made the **Motion**, Mel Pittmon seconded the **Motion**. The vote was passed unanimously.

Rae Bressler, as representative for Creative Crafts, thanked Bev and Shirley for a fantastic job for the past 2 years. She said that she knows Diane Ham will go on to do a great Christmas Bazaar for the association, also. She thanked the Board for their generous donation of \$50.

Bev Oveson stated that they had 102 long table to use at the Christmas Bazaar last year. This year, there were only 88 long tables to be found for their use. They had to set up card tables for the lunch. She asked what happened to the other long tables. Bill Qualls said that there are several long tables missing.

Harold Hall asked Rae Bressler for a report from the Nominating Committee. She said that they had 2 nominees, but now there is only 1 nominee, namely Bill Qualls. Rae said that the cut-off date for applications is December 15<sup>th</sup> at 4:00 p.m.

Bev Oveson went on the thank maintenance for their placement of the tables. She said that they already have 30 reservations from vendors for next year. She added that the vendors liked having the breakfast because the people stayed around to shop after breakfast.

Bob Sorcic announced that there would be a ½ off Sale in the Craft Room after the meeting.

Elaine Walker, 3704 Kansas, thanked Bev and Shirley and the volunteers who worked on the breakfast at the Christmas Bazaar.

Elaine Cahill reminded us of the restriction concerning Garage Sales; 2 Garage Sales in 6 months.

Bonna Strange commented the Board on trying to clean things up, but, she thinks the Board still needs a parliamentarian.

8. Harold Hall asked for a **Motion** to adjourn. Jim Baker made the **Motion** to adjourn, Mel Pittmon seconded the **Motion**. All in favor and the meeting was adjourned at 11:05 a.m.

Respectfully Submitted,  
June Lewis