

FLORENCE GARDENS MOBILE HOME ASSOCIATION
OPEN BOARD MEETING MINUTES
FEBRUARY 10, 2010

Jim Baker called the meeting to order at 10:00 a.m.

Bill Qualls made a **Motion** to accept the Minutes of the January 27th Open Board Meeting. Rae Bressler seconded the **Motion**. There was no discussion. The vote was unanimous to accept the Minutes of the last Open Board Meeting. **Motion** carried.

Jim Baker asked for nominations to fill the vacant Board seat. He asked for volunteers from the floor. No one volunteered. Bob Sorcic made a **Motion** to appoint Phil Winn to the Board to add stability and order to the meetings. JoAnne Herman seconded the **Motion**. Phil Winn accepted the appointment as Board member. The vote was unanimous to appoint Phil Winn as Board member to replace Fred Payne. **Motion** carried.

Bob Sorcic made a **Motion** to appoint Rae Bressler as Treasurer. JoAnne Herman seconded the **Motion**. Rae Bressler accepted the appointment. The vote was unanimous to appoint Rae Bressler as Treasurer. **Motion** carried.

Bob Sorcic made a **Motion** that Bill Qualls continue in the position of Maintenance Director. Rae Bressler seconded the **Motion**. Bill Qualls agreed to continue as Maintenance Director. The vote was unanimous that Bill Qualls continue as Maintenance Director. **Motion** carried.

Bob Sorcic made a **Motion** to appoint JoAnne Herman as Secretary. Rae Bressler seconded the **Motion**. JoAnne Herman accepted the appointment. The vote was unanimous to appoint JoAnne Herman as Secretary. **Motion** carried.

Rae Bressler made a **Motion** to appoint Bob Sorcic as Vice President. JoAnne Herman seconded the **Motion**. Bob Sorcic accepted the appointment. The vote was unanimous to appoint Bob Sorcic as Vice President. **Motion** carried.

Bob Sorcic made a **Motion** to appoint Phil Winn as President. JoAnne Herman seconded the **Motion**. Phil Winn accepted the appointment. The vote was unanimous to appoint Phil Winn as President. **Motion** carried.

Bill Qualls made a **Motion** that Jim Baker continue in the position of Building and Operations Director. Bob Sorcic seconded the **Motion**. Jim Baker agreed to continue as Building and Operations Director. The vote was unanimous that Jim Baker continue as Building and Operations Director. **Motion** carried.

Bill Qualls made a **Motion** to appoint Mel Pittmon as Public Relations Director. Bob Sorcic seconded the **Motion**. Mel Pittmon was not present to accept the appointment. Bill Qualls said that Mel Pittmon has agreed to accept the position of Public Relations

Director. The vote was unanimous to appoint Mel Pittmon as Public Relations Director. **Motion** carried.

Jim Baker asked for member comments. He said that after member comments the meeting will be recessed and then continued as a Closed Board Meeting to discuss employee and legal issues.

Member Comments:

Mary Hynek, 3703 Iowa, announced her resignation as Chairman of the Elections Committee. She had no recommendation for her replacement. Jim Baker asked for a volunteer from the floor. Mary said that there are 18 qualified members of the Election Committee.

Howard Vollmer, 3915 Lancaster Circle, asked the Board members to put in the Garden Talk their comments for the future as Board members. He added that the Building and Operations Committee (BOC) members are proposing to put in solar panels to heat the swimming pool water. The project will cost \$80,000 up front. We will save \$35,000 to \$40,000 per year for Natural Gas, and so the solar panels will pay for themselves in 2 years. Bill Qualls said that he is working to get more information, but, the longer we wait, the more money it will cost us.

Elaine Walker, 3704 Kansas, said that she thought we were close to Bankruptcy. Where will the money come from? Phil Winn said that there was actually an excess of \$26,000 in the General Fund at the end of 2009. Rae Bressler said that the Natural Gas was over-budgeted at \$51,000.

Sharron Holmes, 3729 Kansas, asked if the Saturday morning coffee could be changed to a later time. It is the park's only social time and it is too early for those who are not morning people.

Shirley Hadley, 808 California, asked that copies of the Treasurer's Reports be made available to the members prior to the Open Board meetings. Rae Bressler agreed, and said that copies of the Treasurer's Reports will be available at the meetings.

Frank Riley, 3618 Ohio, asked that the Board members communicate better with the members about financial matters.

Denise Kollert, 802 McFarland, said that at the end of the Annual Meeting Mel Pittmon had asked for a show of hands of who would like to have Cox Cable available in the park. Can we get a Cox Cable representative to come to Saturday Morning Coffee to give us more information. Jim Baker said that he will have Mel Pittmon look into it.

Denise said that there are 3 positions open on the City Council for the March 9th Election. She attended a meeting in Anthem to meet the candidates, and asked if we could have a similar meeting here. She said that it is interesting to see how the candidates fielded the questions that will affect us.

Betty Louderback, 3930 Coconino, asked if a request can be put in the Garden Talk. She said that there is a problem in her neighborhood of dog owners not picking up after their dogs and letting their dogs stain the walls. There was a discussion about dogs frequenting the corners. Rae Bressler said that those concerned need to keep a camera handy to catch them in the act. There is a city ordinance to back up the compliance committee, but they need identifying pictures as proof.

Betty Louderback asked the new Board Members to have patience.

Bus Carrell, 3603 Florence, asked that the Board members refuse to let anyone buy Garden Talk space for a negative ad. Phil Winn said that the O&O Manual can be amended to better address this situation.

Alice Winn, 3712 Illinois, commended the new Board members for their time and money spent to attend the Homeowner's Association Academy meetings.

Jim Baker asked that the Board members go to recess, and adjourned the Open Board Meeting at 10:30 a.m.

Respectfully submitted by June Lewis