

FLORENCE GARDENS MOBILE HOME ASSOCIATION
OPEN BOARD MEETING MINUTES
April 13, 2011

President Bob Sorcic led the *Pledge of Allegiance*.

- 1. Call to Order:** President Bob Sorcic called the meeting to order at 10:02 a.m. Board members present: President Bob Sorcic, Vice President Chuck Greco, Maintenance Director Leon Riesberg, Building Operations Director Lee Olsen, and Public Relations Director Dick Merschdorf. Bob Sorcic stated that there is a Quorum. Secretary Bonna Strange and Treasurer Loretta Shannon were absent. There were 56 members present at the meeting.
- 2. Motion to Approve the Agenda:** Chuck Greco made a **Motion** to approve the Agenda. Lee Olsen seconded the **Motion**. In discussion, Lee Olsen asked for an Amendment to the Agenda under New Business to add a Notice of Open presentation on the solar system phase 2 by Heliocol at 9:00 a.m. on April 19, 2011. Bob Sorcic asked to add an Amendment to the Agenda on Item #4 under Old Business, Solar Heating, to call for a Motion to amend the 2011 Budget to transfer \$25,000 from the Building Fund to the 2011 Operating Budget for the purpose of paying for the solar heating on the West Pool. There was a **Motion** and second to Approve the Agenda as Amended. There was no further discussion on the amendment. The Vote was unanimous and the **Motion** carried.
- 3. Motion to Approve the March 23, 2011 Minutes:** Dick Merschdorf made a **Motion** to approve the March 23, 2011 Minutes. Leon Riesberg seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.

OLD BUSINESS:

- 1. Sound Deadening Wall Panels:** Leon Riesberg made a **Motion** to approve the use of \$2,800 from Capital Improvements account to construct and install sound deadening wall panels in the Board Room, subject to review of contract, warranty and contractor bonding license and insurance. Dick Merschdorf seconded the **Motion**. In discussion, Lee Olsen asked for an amendment to the **Motion** that the amount be changed to \$1,700 from Capital Improvements account and that the work be done in house and this will not void the warranty. Leon Riesberg and Dick Merschdorf agreed to the amendment to the **Motion**. In member discussion, Bill Qualls asked when it would be done. Lee Olsen said that it's 3 weeks out after we order the materials. There was no further discussion. The vote to approve the **Motion** as amended was unanimous and the **Motion** carried.
- 2. Keypad Door Lock:** Chuck Greco made a **Motion** to approve spending \$620 from Capital Improvements account to have Multicom install a keypad door lock on the Board Room Door. Lee Olsen seconded the **Motion**. In discussion, there's no key needed, and the combination can be changed easier than changing keys.

There was a discussion about the East door to the clubhouse being locked during Saturday Morning Coffee and the need for the door to be unlocked by someone in the Security Tech Group for public events.

There was no further discussion. The vote to approve the **Motion** was unanimous and the **Motion** carried.

3. **Remove Maintenance Building Project from Old Business:** Lee Olsen made a **Motion** to remove the Maintenance Building from Old Business and direct the BOC to prepare and submit a budget request proposal for the total package to the Finance Committee by May 31, 2011 for the 2012 Budget, subject to later review and approval by the Board, or subject to Membership approval by a majority of those voting at an Annual Membership meeting depending on the amount of the budget request. Dick Merschdorf seconded the **Motion**. There was a discussion about use of the Building Fund. Lee Olsen said that there is a 2012 budget request in process by the BOC. In voting, Lee Olsen and Leon Riesberg voted Yes, Chuck Greco and Dick Merschdorf voted No. Bob Sorcic voted in order to break the tie, voting Yes. The **Motion** carried.
4. **Solar Pool Heating:** Lee Olsen made a **Motion** to amend the 2011 Budget to transfer \$25,000 from the Building Fund to the 2011 Operating Budget for the purpose of installing the solar heating on the West pool Phase 1. Leon Riesberg seconded the **Motion**. There was no discussion by the Board. In discussion by the membership, the price will be less than \$25,000 and does not need to go to a vote by the membership. JR Bressler invited members to visit Canyon Vista in Gold Canyon, as he did, to find out about their savings by using solar pool heating. The expense for solar pool heating will save us money. Bob Sorcic, in reviewing the open meeting with the solar heating consultant, said that we will save \$5,000 to \$7,000 per year (29% savings). We can track our savings in the heating expense for the West pool. 20 solar panels will be installed on the current patio roof adding a load weight of just 1 pound per square foot. There was no further discussion. The vote was unanimous and the **Motion** carried.
5. **Rules and Regulations:** Bob Sorcic said that he is waiting for further developments from the Documents Committee. June Lewis said that she has made all the recommended changes so far in her computer at home. Board members asked June Lewis to submit to them the current list of recommended changes of the Rules and Regulations. There was no further discussion.

NEW BUSINESS:

1. **Lapidary Slab Saw:** Lee Olsen made a **Motion** to amend the 2011 Budget by moving \$3,500.16 from the Furniture and Equipment Budget Account to the Capital Improvement Account. The slab saw for Lapidary exceeds \$2,500 and has a useful life of more than one year, and should therefore be budgeted as Capital (outlay) Improvements. Bob Sorcic said that this is a recommendation from accounting to straighten out our books. Dick Merschdorf seconded the **Motion**. Chuck Greco stated

that the slab saw is equipment. The expense should stay as a Furniture and Equipment budget item. The vote was unanimously No. The **Motion** died for lack of approval.

2. **Front Entrance Enhancement Committee:** Leon Riesberg made a **Motion** to approve the use of \$1,500 from the Capital Improvement account for use by the Front Entrance Enhancement Committee to complete the rock landscape low-wall construction. The wall shall be placed atop the existing concrete landscape edging and constructed of stone similar to that used in the center island. The wall would be constructed this year taking advantage of an opportunity to use a rock landscape contractor already working in the park on other projects. Lee Olsen seconded the **Motion**. There was no discussion by the Board. In membership discussion, Phil Winn asked that the Board authorize the approximate \$5,000 to complete the entire project. Bob Sorcic asked Bev Oveson for the committee's budget to support the \$5,000. Bev Oveson said that they have made a budget request for the 2012 budget. The \$1,500 is a quote from Tony Sotomayor who said that he can haul this extra rock in while he's got other projects here in the park. The committee has received donations totaling \$2,909.71. \$571.53 from donations has been spent on artwork put in where the waterfall was. They have pilasters metal artwork and signs being built at the prison. Bev Oveson said that the project cannot be completed this year. Expenses are estimated; \$380 for the metal on the cupola, \$1,500 for the low rock wall, \$1,000 for light fixtures, \$1,400 for pots and metal art for the pilasters, \$907 for landscape rock, \$1,500 for low voltage lighting. They want to get the signs up, the 2 things on the pilasters, and the low rock wall done this spring. They will continue with the project when they get back here in November. In discussion, \$551.15 for paint and supplies and \$1,471.69 for the signs came from the Maintenance Fund. All the plantings were donated. Lee Olsen said that they plan to seal the roof to protect the electrical this summer. The vote to approve the **Motion** to use \$1,500 from Capital Improvements to pay for the low rock wall was unanimous and the **Motion** carried.
3. **Solar Heating Meeting:** Lee Olsen made a **Motion** to notify the membership of the Solar Heating meeting on April 19, 2011 at 9:00 a.m. Chuck Greco seconded the **Motion**. Chuck Greco asked for 3-day notice of the meeting posted on the bulletin boards. The vote was unanimous and the **Motion** carried.

DIRECTOR REPORTS:

Vice President Chuck Greco told about persons in the park going to residences with For Sale signs and offering to buy their houses for cash. One owner reported it to the realtor who reported it to the police. Chuck thanked JR Bressler, who purchased a new grill for the patio with proceeds from Keg n' Cork. There may be 2 meals per month through the summer. Chuck asked for updated committee rosters and activity requests.

Lee Olsen said that he referred Bill Johnston to Chuck for scheduling the Computer Club.

Secretary Bonna Strange is not here. Bob Sorcic said that they will continue to work through the summer on the changes to the Rules and Regulations.

Treasurer Loretta Shannon is not here. Bob Sorcic said that Marilyn will have a Financial Statement ready by the next meeting on April 27th.

BOC-Architectural Director Lee Olsen said that the BOC is waiting on 3 electrical bids for the front entrance enhancement. The Solar Program notice will be posted. The Maintenance Building budget request is in process and will be turned over to the Finance Committee prior to May 31st. The Architectural Committee reports a roof completed and a fence in process. A member put in a fence that was not on their original plans. The Architectural Committee wants our community to look good.

Maintenance Director Leon Riesberg reported that a fan motor on one of our air conditioners was repaired by Bill Qualls, saving us a lot of money. The water fountain should be repaired and re-installed soon. Leon asked for volunteers to help put up the signs at the front entrance.

Lee Olsen asked what the total cost was to upgrade our natural gas pool heating. Bob Sorcic said that he would check with the office bookkeeper to find out.

Public Relations Dick Merschdorf reported that there are still a few compliance problems.

President Bob Sorcic reported that he appointed Chuck Greco as our Arizona Statutory Resident Agent. Every Arizona entity and every entity that is qualified to do business in Arizona must have and maintain a statutory agent located in Arizona. The purpose of an Arizona statutory agent is to give notice to the public of a person or entity authorized by the company that can be served with legal documents as the agent of the company. The statutory agent is the person or entity that can be served with a summons and complaint filed in a lawsuit.

Bob has signed a contract, as was approved by the Board on March 23rd for \$5,285, with Great Boards, LLC to conduct a third-party reserve study that will provide a much needed bench mark to improve our financial planning capabilities. The consultant will begin site inspections on or about Saturday, April 16th. Their report should be done 45 to 75 days later.

The new white proximity access card issuance continues through April only on Wednesday's between 3 and 5 pm. Starting May 2nd the cards will be issued through the FGMHA office during summer business hours. The red card readers will probably be turned off on May 2nd. Bob explained how to use the new white proximity access cards.

MEMBER COMMENTS:

Shirley Hadley commented that the prior open board meeting had been cut short because of a scheduled 11:00 am closed board meeting. The closed board meetings should be scheduled later.

Shirley started a discussion about a guest speaker from the Florence School District Project Bridge at Saturday morning coffee. She had a family with her who were in need of articles for their home. Is that considered solicitation? Lee Olsen made a **Motion** that this subject matter should receive prior approval from the Board members. Bob Sorcic said that this should be put on the Agenda for the next meeting. Dick Merschdorf seconded the **Motion**. There was a discussion about solicitation verses service to the members. Chuck Greco disagreed that he should have to get prior approval from the Board every time he gets a request to put on a presentation at Saturday morning coffee. Solicitation is door-to-door sales. Bob Sorcic asked to delay taking any action now. Lee Olsen said that it's not about solicitation. The Board should be aware of what's going on. The vote was Lee Olsen and Leon Riesberg Yes, Dick Merschdorf and Chuck Greco No. Bob Sorcic chose to break the tie voting No. The **Motion** failed.

Judith Johnston, representing the 5-Parks Chorus, requested approximately \$400 to buy 2 new microphones. She has a brochure on a pulpit mic for \$186 each with a long arm for hands free use. Bob

Sorcic said that a wireless mic to use with our sound system costs \$2,000 to \$3,000. Betty Blore said that Phil Winn fixed the static from the wireless mic with electrical tape as a precaution during the Musical. Chuck Greco asked them to submit a budget request. Bob Sorcic said that the BOC should look into getting replacements for the microphones.

Dick Merschorf made a **Motion** to recess to a closed board session. Lee Olsen seconded the **Motion**. The vote was unanimous and the **Motion** carried. The Open Board meeting was recessed at 11:20 a.m.

Respectfully Submitted by June Lewis, Recording Secretary