

FLORENCE GARDENS MOBILE HOME ASSOCIATION
OPEN BOARD MEETING MINUTES
April 27, 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, Treasurer Loretta Shannon, 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 was absent. There were 43 members present at the meeting.
- 2. Motion to Adopt the Agenda:** Chuck Greco made a **Motion** to adopt the Agenda. Leon Riesberg seconded the **Motion**. There was no discussion. The Vote was unanimous and the **Motion** carried.
- 3. Motion to Adopt the Minutes from April 13, 2011:** Chuck Greco made a **Motion** to adopt the April 13, 2011 Minutes. Loretta Shannon seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.

OLD BUSINESS:

- 1. Solar Heating System for the West Pool:** Chuck Greco made a **Motion** to authorize the President (or acting President) of the Board to sign a contract for the purchase and installation of the solar heating system to augment the gas heating system for the West Pool, provided the contract amount is less than \$25,000, provided the contract documents have been reviewed and approved by the FGMHA Attorney, and provided the BOC has reviewed and approved the contract documents. Dick Merschdorf seconded the **Motion**. In discussion: BOC has only received 2 bids; Dick Merschdorf asked for an amendment to the **Motion** to add, 'provided the contract documents have been reviewed and approved by the Board members for concurrence'. Chuck Greco agreed to the amendment to the **Motion**. There was no further discussion. The vote to approve the **Motion** as amended was unanimous and the **Motion** carried.
- 2. Security Cards:** Lee Olsen made a **Motion** to adopt policy as submitted by the Documents Committee governing the issuance of Security Cards and to incorporate the policy into the FGMHA Rules & Regulations. Chuck Greco seconded the **Motion**. In Discussion: Dick Merschdorf asked for a change to the policy paragraph 25.1 to read '2 proximity access cards per dwelling'. The vote to approve the **Motion** as amended was unanimous and the **Motion** carried.

NEW BUSINESS:

- 1. Digital Voice Recording of Open Board Meetings:** Chuck Greco made a **Motion** to confirm existing policy and to incorporate the policy into the FGMHA Rules & Regulations that the digital voice recording of open board meetings are temporary in nature and intended for use by the recording secretary to prepare written minutes; and, after the written minutes have been reviewed and approved by the Board of Directors, the digital voice recording is erased so that the media may be used to record other meetings. Any exception to this policy is based on legal advice and/or at the direction of the FGMHA Attorney. Dick Merschdorf seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.
- 2. Prohibit the Smoking of Marijuana on FGMHA Common Areas:** Chuck Greco made a **Motion** to adopt policy presented by the Board to prohibit the smoking of Marijuana on or in FGMHA common areas, buildings and recreational facilities, and to incorporate the policy into the FGMHA Rules & Regulations and subject to existing policy related to notice of violations and fines/penalties. Leon Riesberg seconded the **Motion**. In discussion: persons using or obtaining Marijuana in conformance with Arizona Law may still not comply with Federal Law; we may need more signs to prohibit the smoking of Marijuana on common areas. The vote was unanimous and the **Motion** carried.
- 3. Excessive Weed Growth and Rubbish/Debris accumulation:** Dick Merschdorf made a **Motion** to reinstate policy governing excessive weed growth and rubbish/debris accumulation and to reincorporate the policy into the FGMHA Rules & Regulations and subject to policy related to notice of violations and fines/penalties. Lee Olsen seconded the **Motion**. In Board discussion, the Rule was re-stated to refer to the Town of Florence to enforce it. The Board and the Compliance Committee want to be tougher on enforcing the rule than the Town has been. Our CC&R's and By Laws give instruction for notification and fines to enforce the rules about excessive weed growth and rubbish accumulation. The By Laws Article 13 Sections 4 and 5 allow the Board to have people brought in on site to get rid of the weeds and debris, if the property owner fails to address the problem in a timely manner, and charge the property owner. This Motion will change rule #9.2 in the current Rules and Regulations to read as it did in #7 of the 2007 Rules and Regulations. Dick Merschdorf said that he is getting volunteers to help with enforcement. There are companies that will guarantee for one year annual weed control for \$55 per lot. There are several yard maintenance companies advertising in our newsletter. The article in the May Garden Talk is to be considered a minimum 10-day notice to all property owners. This policy would take effect as of June 1, 2011. The old policy had been effective in working with property owners to help them realize what the community expects from them. The vote to approve the Motion as presented and to take effect on June 1, 2011 was 4 yes's and 1 no by Leon Riesberg. The Motion carried.

DIRECTOR REPORTS:

Vice President Chuck Greco is calling for lists of the people that are on committees. There will be one dinner and one lunch in May. We'll try some different things for the people who are here in the summer.

Secretary Bonna Strange is absent. Bob Sorcic stated that the Board is still working on the Rules and Regulations through the Documents Committee.

Treasurer Loretta Shannon apologized for not having copies of the Statement available at the meeting. A summary as of the end of March 2011: General Fund Cash Balance is \$281,642 in comparison to February at \$313,569; Outstanding General Assessments in February was about 11% un-collected and at the end of March we were at 9% un-collected for a total of \$32,330; the Total Income through March 31st was \$156,841 and the Total Expense was \$148,844, therefore the Income exceeded Expenses by \$7,997. With 25% of the year elapsed the Income is at 33% of the Budget and the Expenses are at 30% of the Budget. Capital Improvements includes \$72 for the security camera mount. The Lapidary slab saw for \$3,055 is now shown as Furniture & Equipment on the non-GAAP (Generally Accepted Accounting Principles) report per the Board decision. Also, entertainment contracts will be shown as part of the Clubhouse Activities Expense on the non-GAAP Financial Report. There are no major problems. They are looking at the CD's to make sure that they will change over as the dates for roll-overs come up. We have a good financial picture.

BOC/Architectural Director Lee Olsen reported that the Architectural Committee is experiencing a rash of people doing their own projects without Architectural Committee approval or a permit from the Town of Florence. Some contractors are wrongly telling people that they do not need a permit. One project was started months ago; the owners had to leave for some reason; the committee is working with them to get the project finished. Lee explained the Town of Florence's rule regarding roof replacement. The BOC is still working on the solar pool heating bids and electrical bids for the front entrance.

Maintenance Director Leon Riesberg commended the Front Entrance Improvement Committee for a good job. The new signs look great. There are some problems in the RV lot that will be handled. He asked people not to change the light bulbs in the billiard room. He asked people to pick up their cigarette butts in the parking lot behind the billiard room.

Public Relations Director Dick Merschorf reported that there are more under-age problems in the park that will be dealt with. The owners of utility trailers have been contacted. RV owners are doing a good job of getting their RV Parking Permits. He asked members to pay attention to the weed control notice because it will be enforced. Members should get a copy of the Articles of Amendment (4th Amended and Restated By Laws) and read Section #13 starting on page 11 which gives the Board and the VIPS with the Board's permission to go on your property if there is a compliance issue.

President Bob Sorcic mentioned the 'Adopt a Highway' whose website doesn't show anyone appointed to this section of Highway 79 frontage outside the park. He explained the training and permit involved to clean up the highway at least 4 times a year. Bob talked about a Notice from the Town of Florence listing plans for a drainage structure in the access road to the RV Storage yard and 2013 - 2015 road

improvements in Units D & E. Bob explained accommodation for an owner's problem with liability for public use of a well-established pass-through in a wall between Pennsylvania Ave. and Casita Hermosa. Bob mentioned live webcasts sponsored by Carpenter and Hazelwood about some new laws that affect HOA's. Bob explained availability of the new access cards. Bob talked about ADA equipment for better handicap access to the pools.

MEMBER COMMENTS:

Dick Merschdorf asked Stan Hergott and Town of Florence Police Chief Bob Ingulli to speak about traffic issues and illegal parking of RVs. Parking on private property is a land-use code issue. Dick Merschdorf asked about getting more speed limit signs posted.

Loretta Shannon asked Bob Sorcic to confirm the date of the next Open Board meeting. The Board members discussed whether to hold Open Board meetings on the 2nd or 4th Wednesdays in May through September. Chuck Greco made a **Motion** to hold the Open Board meetings on the 4th Wednesday's this May through September. Dick Merschdorf seconded the **Motion**. The vote was unanimous and the **Motion** carried. Bob Sorcic mentioned that, if needed, a Town Hall type meeting could be held on the 2nd Wednesday's. Chuck Greco said that a Lunch could be planned for the 2nd Wednesday after the Town Hall meeting.

Loretta Shannon made a **Motion** to recess to a closed board session. Chuck Greco seconded the **Motion**. The vote was unanimous and the **Motion** carried. The Open Board meeting was recessed at 11:19 a.m.

Respectfully Submitted by June Lewis, Recording Secretary