

Sunland Springs Village Homeowners Association (SSVHOA) Annual Meeting
6:00 PM Wednesday, February 25, 2009
Sunland Springs Village Auditorium
2240 S Springwood Ave
Mesa, Arizona

Present: - SSVHOA President Craig Ahlstrom
 - SSVHOA Board member Jeff Decker
 - SSVHOA Manager John Lippert of Rossmar & Graham

Absent: SSVHOA Board member David Palmer

A quorum of residents as verified by Rossmar & Graham Community Association Management Company was present.

The Sunland Springs Village Homeowners Annual meeting was called to order at 6:35 PM by President Craig Ahlstrom. Mr. Ahlstrom welcomed everyone and thanked them for taking an interest in their HOA. He announced that proper meeting notice was given in accordance with the Arizona legal statutes for a meeting and confirmed that a quorum of HOA members was present. Members of 241 households of the 1756 HOA member units, attended the meeting. The total minimum required is 176 members.

Earlier the 2008 minutes had been published in the SSV Village Voice, made available on the SSV internet site and were posted on the HOA office bulletin board. There was no additional mailing because of the cost. Mr. Dick Paulin made a motion that the 2008 minutes be approved; Mrs. Sue Reich seconded the motion. Motion carried and the minutes were accepted.

Mr. Ahlstrom introduced members of the SSVHOA Advisory Board who would be giving individual committee reports. Architecture Committee-Dave Myers; Buildings Committee-Paul Leber; Communications Committee-Harlan Steinle; Finance Committee- Doy Gillespie; Landscape Committee-Rita Vautrin; Recreational Facilities Committee-Gene Lutter; and Security Committee-Michael Tucker. Advisory Board member Fran Davidson was the Recording Secretary for the meeting.

Mr. Ahlstrom stated that at the present time the officers of the HOA are himself, Jeff Decker and Dave Palmer all of the Farnsworth Corporation. In time, they will appoint a seven member board and eventually the HOA will be turned over to the residents and a formal election of board members will be held.

Mr. Ahlstrom next introduced the current committee chairs who would give a brief overview and update on their committee's work. Members of the various committees in the audience were asked to stand and received recognition for their volunteerism and hard work. HOA members who wish to join a committee were urged to complete a volunteer application. Members serve staggered limited terms. The committees choose their

chairperson and that person represents their committee on the Advisory Board. The Advisory Board meets monthly.

Committee Reports:

Architect Committee Chairman Dave Myers reported the committee oversees approval of landscape and property changes in accordance with SSV Architectural Guidelines and CC&R's. Their purpose is to ensure the beauty and maintenance of the Village. The Architect Committee meets the first and third Tuesday of the every month. In order to keep up with the growth and development changes in the Village this past year, they proposed several updates to the guidelines. Mr. Myers encouraged homeowners to review the guidelines before submitting their requests.

Building Committee Chairman Paul Leber said their task includes monitoring the maintenance and repair of buildings and oversees and recommends community improvements. They meet monthly, but twice a year they conduct a formal inspection of the facilities. They also make sure annual maintenance needs don't get behind schedule. Often based on suggestions from residents, the Building Committee provides value added improvements. This year's major projects included adding review of the HOA perimeter walls to their list; suggesting value added projects such as adding door sweeps to several buildings, evaluating projects such as adding cushion racks and improving table storage. They have reviewed and recommended many of the features of the proposed South clubhouse; added a rear access door to the side lighting on the auditorium stage; and painting of the pool buildings. Paul urged residents who see something wrong or have a suggested improvement contact John Lippert and will address the issue.

Communication Committee Chairman Harlan Steinle said the mission statement of the committee includes strengthening the sense of community.

1. This year there has been an expanded use of the SSV listserv (*ssvEnews and ssvforum-If you are not on a listserv contact the Activity office or committee member*).
2. There has been a major revision of the website this year and one benefit has been the use of the free classified ads.
3. This year's BIG project was the enhancement of the 2009 Village Directory. It is available for free this year and thanks to Allen Schaeffer and the Activity Office volunteers includes listings by name and by street location. Frank Keeler coordinated the pictures. If you need a correction or update to your information or do not want to be included in the directory contact the Activity Office.
4. The Village Voice newspaper has had improved access on the www.ssvhoa.com website.
5. Channel 22 has been streamlined and will soon include programs from community oriented DVD's
6. In the coming year, upgrades to the HOA website will provide a secure "residents only" section. This will allow secured online access to the Directory and various HOA reports.

Harlan urged residents to join the committee or volunteer to help with input of the website, paper and other communication media.

Landscape Committee Chairperson Rita Vautrin reported it is their responsibility to monitor the common area landscape. They meet monthly and each member has an assigned location or area to review. Reports are issued to John Lippert. John then works with the landscape contractor and oversees repairs from storm damage and corrections to problem areas. This past year the landscaping contract was sent out for bid. Of the four bids received one was considerably higher than the others. The remaining 3 bids were close enough in cost that the final decision was based on the qualification of the contractor. New areas added to the Landscape Committee responsibilities included the south Springwood area near Golf Condo #3 and the continuation of Orr Basin under the electric towers. Additional benches were installed in the dog park; 100 tons of granite were added around the facilities and the planters at the Tennis Courts were replanted with cactus.

Rita asked that if you notice any problems such as tripping hazards along the sidewalks or downed tree limbs to notify the office so they can be corrected.

Financial Committee Chairman Doy Gillespie presented the highlights of the committees work this past year:

1. Developed a new banking relationship and moved accounts to US Bank.
2. Setup a laddered CD system to ensure the FDIC coverage on the HOA's Reserve Funds and other monies.
3. Reviewed the Reserve Study Update.
4. Provided oversight of the \$45,000 spent for 2008 Reserve Fund scheduled projects:
 - a. Seal coat on Tennis courts
 - b. Common area painting projects
 - c. Air conditioner replacement at the Auditorium
5. \$28,600 worth of projects were funded from the Village Enhancement Fund with \$21,932 sponsored by Bingo. They included several additional benches and the new salt system at the pool.

Recreational Facilities Committee Chairman Gene Lutter provided an overview of the areas the committee covers including the swim, fitness, tennis, softball, pickleball facilities and the related storage areas and all equipment. He stressed the facilities belong to 'ALL' the residents. This past year they sponsored two fitness seminars on diet and staying in shape; the swimming pool monitor volunteer program was started; rules for the dog park were clarified; tennis court access procedures were updated; sunshades were added to the shuffle board courts; additional tables were added to the tennis court area; the community walking path was painted and maps of the path provided at the Activity Office; and they approved a heat saving system for the pool and the new saltwater system.

Gene stressed that we are all owners of the facilities and if you have any suggestions for improvement or have a concern to contact John Lippert or a committee member.

Security Committee: Chairman Michael Tucker asked residents to continue to support the Blockwatch program and warned against getting complacent. In the last year there has been

a 22 % decrease in police emergency service requests at SSV. The committee continues to work with the Mesa Police Department. A Blockwatch Captain meeting will be held on March 9 at 6:30PM on the Superstition Room. Andy Alonzo will be the guest speaker and will talk about Mesa's Community Emergency Response program. SSV needs 98 Blockwatch Captains but only 60 people are currently active. Michael asked that if you can serve as a Blockwatch Captain or as a member of the Security Committee please fill out an application, talk to a committee member or contact John Lippert.

Presidents Report:

Mr. Ahlstrom thanked the committees for their reports and emphasized the need for new committee members for the groups. Because of term limits and general turnover there are numerous openings on the committees at this time of the year. He thanked all the many volunteers who help make the Village a great place to live.

He then told the group that Ross Farnsworth says, "Hello". Ross is doing well, still goes to the office and every Monday gets a report on how we are doing. Mr. Ahlstrom also reminded everyone of the Annual Farnsworth BBQ on March 11 and that they needed to get their tickets at the Sales Office by March 6.

Janet Thorpe was recognized for the great job she does as Activity Manager including keeping things organized and supporting the volunteers. Because of the Volunteers we have a great community and save tens of thousands of dollars each year.

Mr. Ahlstrom next provided an update on various topics:

1. 1765 units have closed; there are 25-30 new units under or committed to construction.
2. There are no new phases planned in 2009
3. SSV has a nice level of inventory
4. The new traffic signal at Signal Butte and Guadalupe should be operational in the next 30 days.
5. Paving and landscaping is being completed at the Signal Butte & Baseline southeast corner. Walgreens and Compass Bank have announced they will begin construction in 2009.
6. Farnsworth received great input from the Building and Recreation Facility Committees for the South Recreation Complex. The timing is not good right now to start the facility, but we will have the plans well defined when we do start.
7. Maricopa County and the City of Mesa have agreed on a plan for the Syphon Draw Retention area that extends from the NE corner of Elliot to Meridian. The 40-50 acres will provide drainage and water retention. SSV has agreed to improve some of the channel which runs on the east side of Meridian and then southwest. The City of Mesa now has complete jurisdiction of the area and will handle construction of Meridian Road. They still have not defined where Meridian will intersect

Baseline. They have said the water will not run through the power line area. The HOA will be responsible for maintaining the basin on SSV property.

8. Thanks to the Finance Committee for watching over our funds, they are in safe, secure and insured multiple accounts. It is Farnsworth's goal to make sure the HOA is in sound financial shape when they leave.

OPEN FORUM

Mr. Ahlstrom explained the ground rules for the question and answer period. Per the CC&R's, the Chairman shall establish reasonable rules to expedite the meeting. He also said that this is not the time to complain about individual construction issues with your home, but to address questions regarding the HOA. Also, they will try to answer questions as quickly as possible but if they can't they will get back to you.

Comment: Resident Ed Leahy wanted to re-emphasize that the even though the Security Committee reported activity is down, this is not the time to become complacent. Sometimes when this happens people get a false sense of security. It is critical that we keep the Blockwatch groups and the committee active and vigilante. He also asked that we continue to volunteer and help.

Question: Are the plans done for the new South Complex and when can we see them?

Answer: The 'concepts' for the area are in place, and the plans will be available for review when we get closer to applying for permits and construction.

Question: Is the new retention area near the power lines; will we have park areas in the area; and will the area be secured?

Answer: Mr. Ahlstrom replied it does include the area near the power lines, that the perimeter of the HOA area will be walled and they will try to make sure the landscape changes and upkeep are not a burden on the HOA.

Question: When will the roadway between Guadalupe and Baseline along Signal Butte be finalized?

Answer: There are no plans to improve this stretch of road near the construction office until the final phase goes in and the construction office is moved.

Question: Can we get new security passcards or update the system we have now so that we can prevent the kinds of robbery of the Billiard Room and vandalism at the Pool Area that occurred last year?

Answer: It was explained that we can deactivate a card if it is reported lost or stolen. The Security Committee will also look at the issue and see what else can be done and make recommendations.

Question: Why don't we have desert landscaping and reduce the cost of maintaining our common area?

Answer: It was explained that Farnsworth would if they could, but that the City of Mesa has very specific landscaping codes that the builder must comply with. The Landscape Committee will continue to look at this issue.

Question: Can we get better fencing at the area near the Storage Company east of Signal Butte and between the SSV property?

Answer: Originally there was a gate and walls on the plans, but they were not on the final approved plans. Inquiries were made of the builder but they apparently decided not to spend the money. The SSV security patrol does monitor this area during their nightly patrols.

Question: What's going on at the land on the NE corner of Signal Butte and Guadalupe?

Answer: The developer was required to improve the landscape in the area, but they are not having luck selling any of the pads in the area. We haven't heard anything about the storage facility.

Question: Can anything be done about these "crappy" chairs in the Auditorium? They are the pits! They aren't good for sitting after about 45 minutes.

Answer: We will look into the problem and see what recommendations our committees can develop.

Question: Will there be an opening at Baseline & Meridian?

Answer: The city doesn't require us to have an entrance at that location. The overall city master plan does show Guadalupe being extended for one mile east of Meridian when construction is completed. The city council could change the plan but for now there isn't an opening.

Question: Why is there a 30% increase in the budget for the 2009 cable costs?

Answer: There was a significant increase in the rates this year from \$11.97/unit/month to over \$13 and the total includes growth of 70 to 80 units this year. Besides the overall reduced rate, it should also be noted that the HOA gets a resident rebate for use of Cox internet, phone and premium channels that provided \$45,000 back to the community in 2008.

Question: What can be done to get a no outlet sign on Guadalupe and to improve the security in the south area? There is a lot of traffic that tries to cut through and late at night the area is used by non-residents as a race track.

Answer: If you have not been successful getting the city to address the issue, then we probably wouldn't get any further. You could contact our Councilman Scott Somers, but they probably won't put up the no outlet signs so that the emergency vehicles (firetrucks, police etc.) know they can get into the Village from that road.

Question: What is the shape of Farnsworth, we keep hearing about other builders going out of business?

Answer: Craig said they don't foresee any problems, Ross Farnsworth has been through 6 of these cycles and he has been through 4. Farnsworth has always been more conservative; has not gotten into land speculation, doesn't owe the banks and has minimized any internal borrowings between the Farnsworth companies. They have also been proactive in and trimmed a lot and reduced the number of construction crews.

There being no more questions or comments, a motion by Sue Reich was made to adjourn the meeting, seconded by everyone else.

Meeting adjourned 7:48PM.

Respectfully submitted,

Fran Davidson Secretary, HOA Advisory Board