

Sunland Springs Village Homeowners Association (SSVHOA) Annual Meeting
6:00 PM Wednesday, February 24, 2010
Sunland Springs Village Auditorium
2240 S Springwood Ave, Mesa, Arizona

Present: - SSVHOA Chairman and Farnsworth Corporation President Craig Ahlstrom
- SSVHOA Board member Jeff Decker (Vice President of Farnsworth)
- Rossmar & Graham Corporate Representative and Senior Vice President- Rob Felix
- SSVHOA Manager John Lippert of Rossmar & Graham

Absent: SSVHOA Board member and Secretary/Treasurer David Palmer (who is also the Chief Financial Officer for Farnsworth.)

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 6:34 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 233 households of the 1795 HOA member units, attended the meeting. The total minimum required is 180 members. Earlier the 2009 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. Mrs. Mary Catherine Myers made a motion that the 2009 minutes be approved; Mr. Jim Palfini seconded the motion. Motion carried and the minutes were accepted.

Mr. Ahlstrom first introduced Rob Felix. As a Senior Vice President of Rossmar & Graham, Mr. Felix explained the new division he manages representing the 25 Key Life Style Communities of Rossmar & Graham, which includes Sunland Springs Village. He welcomed all the attending residents and wished the HOA well.

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. At this time it is most important that the homeowners stay involved so that when the current board is phased out and the community is formally turned over to the residents there is a smooth transition.

Mr. Ahlstrom introduced members of the SSVHOA Advisory Board who would be giving individual committee reports. Architecture Committee-Ralph Stokes; Buildings Committee-Paul Leber; Communications Committee-Allen Schaeffer; Finance Committee-Max Warren; Landscape Committee-Jerry Nelson; Recreational Facilities Committee-

Gene Lutter; and Security Committee-Michael Tucker. Advisory Board member Fran Davidson will serve as Recording Secretary for the meeting.

Mr. Ahlstrom next introduced the current committee chairs who would give a brief overview and update on their committee's 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 Ralph Stokes first recognized the members of the committee: Karen Bulkley, Becki Burch, Helen Denney, John Herr, Nancy Kadlec, Laurie Gordon and recognized the work of Dave Myers who is leaving this month. The committee meets the first and third Tuesday of each month at 8 AM. Ralph stressed that residents complete the Architectural Change Request Form and submit them for approval BEFORE making any changes to their property. Copies of the Architectural Policy Manual are available on the SSVHOA.com website or at the Activity Office.

In 2009 the committee saw an increase in requests to repaint the exteriors of homes, change existing landscape, add aluminum patio covers, paint driveways and add solar panels. This year they anticipate more requests for these and initial landscaping designs. Ralph also reminded us that installation and placement of satellite dishes needs to be approved by the committee. The committee is always looking for residents willing to serve. He invited HOA members to volunteer and pickup a membership application at the close of the meeting or in the Activity Office.

Building Committee Chairman Paul Leber first acknowledged the hard work of his committee members: Pete Crocenzi, Tom Carroll, Frank Harvey, Dave Latta (Vice Chair & Recorder), Fred Kramer, Larry Selear, Bob Shields and Sherlan Baker. The committee has two major areas of responsibility:

- Monitor the maintenance and repair of all of the common area buildings including the Auditorium, Activities Buildings, Superstition Room, Fitness Center, Pool Buildings, Softball Field, Dog Park and HOA walls.
- Oversee and recommend community improvements to HOA Buildings.

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 past year, projects included:

- Re-covering Billiard tables.
- Approve addition of cargo storage container for Softball equipment.
- Paint exterior of Auditorium and Trash gates.
- Professional cleaning of all carpets and chairs in Activity buildings and Auditorium.

- Relocation of plastic combustibles from Water Heater area to storage container.
- Painting of pool deck.
- Review of new chair options for Auditorium.
- Enlarge Softball walkway and add a safety railing next to the Softball Shack.
- Added a window to door of the San Tan Room.
- Approved the installation of flat screen tv's, camera and projector in Auditorium.
- Build of rolling cabinet for Ceramics and added more covered shelves in Library.

Three members Pete Crocenzi, Larry Selear and Paul Leber are leaving the committee, having served 4 years on the committee and were thanked for their excellent service. New members Jim Palfini, Joe Ricci and Russ Peck will join the committee in March.

Paul urged residents to “Keep your eyes and ears open” for anything that needs attention. Then go to the Activities Office and leave a note or work order for John Lippert. He will forward it to the appropriate Committee. **AND PLEASE** remember you must get approval in advance before altering anything in any of our HOA Buildings.

Communication Committee Chairman Allen Schaeffer acknowledged his fellow committee members: Sheila Bauer, Bob Gray, Jane Harrel, Darlene Jasperson, Frank Keeler and Harlan Steinle (who is retiring from the committee this year due to term limits). Additionally, there are five residents, not members of our committee, who provide important services to the Village as adjunct members: Maureen Coniglio (proof reading / editing), Jim Lloyd (Ch22), Mary Ann Salz (V-Voice), Fran Davidson (E-news), Carol Rampke (web site statistics).

The mission of the communications management committee is to strengthen the sense of community among SSV residents by creating informed awareness of the events, activities, state of the HOA, policies of the HOA, and issues facing our HOA.

1. Channel 22: Darlene Jasperson and Jim Lloyd, made substantial timing, content and appearance enhancements to aid viewing, including new graphics, pace and placement of the slides, and will continue to enhance the system.
2. Auditorium upgrades: We have new hardware (screens, projector/recorder mount, and electronics). Bob Gray acts as the Committee liaison for the new system, and has put together a procedure for your club or organization to learn to run this installation. He and committee newcomer, Richard Denney, will share this knowledge while certifying individuals and groups who may use it.
3. Expanded use of two electronic products we call the SSV List servers:
 - 1) ssvEnews - E-News notes are HOA one-way internet messages providing facility's status, important announcements or event notifications.
 - 2) SSVForum is a 'Blog' used by residents to keep up on current events and share information and recommendations or concerns about various services. Harlan Steinle, the very effective monitor of this product, is leaving the committee but will continue to administer the listserv.

If you are not a current subscriber of these free listservs, use the forms available on the sign-in tables or the Activity Office.

4. The Village Voice, under the Editorial Board leadership of Jane Harrel, exists both in print and electronic form, with copies archived on our web site back to July last year. You can read these copies wherever you can sign on to a computer by accessing SSVHOA.COM

5. The HOA website provides necessary information and has some interactive options. Visit SSVHOA.COM to see all the updates, including the Village Voice and, of course, the widely used FREE Classified Ad section.

6. 2010 Village phone directory –Resident Maureen Coniglio – our adjunct proofreader - edited each and every entry for errors and redundancy. The cover photo was coordinated by Frank Keeler and the picture is courtesy of resident Gil Franklin. The phone directory is a sizeable undertaking. If you spot required changes or additions, drop by the office, pick up and fill out the green sheet. It won't affect the book you have in your hands but the HOA needs the most current data in order to assist you. We will now be providing printed cumulative monthly update reports of all changes to the directory.

Please provide us feedback so we can continue to improve the website, the newspaper, Channel 22, and the email listservs or any other communication forms. You can do this online without coming to the office. Scroll to the bottom of any SSV web site page and click on the 'Questions / Comments' link. Your input, which can be for any committee, will reach a responsive committee member.

Last, we NEED you. If you have any experience as a writer, editor, photographer, proofreader, in public relations, in publishing, in data entry / update, in electronics or have computer based skills (especially with the web), then we welcome your help in one of two ways: Volunteer for one of the several open committee seats and get involved, or serve as an adjunct member. Volunteers make our community hum.

Volunteer forms for our committee – as with all others here – can be picked up in the HOA office.

Landscape Committee: Currently Chairman Gerald Nelson, Randy Souers, Ron & Sharon Allen, Mary Catherine & Bob Myers, Dena Kingsley and Steve Miniker compose the committee. The responsibility of the committee is to insure the community landscaped areas are in the best possible condition by identifying and recommending fixes and enhancements in a timely manner. The group meets monthly and each member has an assigned location or area to review especially when we have storms. Reports are issued to John Lippert. John then works with the landscape contractor and oversees repairs from storm damage and corrections to problem areas.

In 2009-2010 the team monitored the storm water drainage in the Village showing the drainage system exceeded expectations and did not reach its capacity during the recent storms. The Village landscape contractor has also shared information and answered questions for new Arizona residents in the SSV

Village Voice. There are openings on the Landscape board including that of Gerald Nelson who has completed his 4 year tenure.

Finance Committee: Member Max Warren provided information on the major activities of the committee including:

1. Reviewing and monitoring the Annual Operations Accounts, Bank Accounts, the Budget, the Activity Funds and the Reserve Fund.
2. Encouraging the various committees to recommend enhancements to the community through the use of the Village Enhancement Fund and Bingo,
3. Providing 80% of the Activity Fund excess monies to the Village Enhancement Fund (VEF) and 20% to the Capital Fund. This change is effective with the new Activity Fiscal Year on June 1st. (previously a maximum of \$12,500 was moved to the VEF and the remainder to the Capital Fund).
4. Prioritizing new projects for next season starting with Sunscreens for the Bocce Court; Cardio Theatre equipment for the Fitness Center; Virtual Reality Bicycle for the Fitness Center; improving stage lighting and tv's for the auditorium; and overseeing a proposal for a new multi-activity storage building.

The committee currently composed of Don O'Toole, Howard Littell, Bill Barker, Bob Neilson, Burt Marcus, Kathy Bothun and Max Warren will be joined by Doy Gillespie and Gene Lutter and lose Bill Resenauer due to tenure on March 1.

Mr. Warren further acknowledged the contribution of the Bingo Group which donated nearly \$23,000 this past year toward Village improvements and over \$100,000 in the past four years.

Recreational Facilities Committee: Chairman Gene Lutter spoke on the responsibility of the group to assess the current and projected needs of our various recreational venues at SSV including: swimming facilities, fitness center, tennis courts, softball field, shuffleboard courts, bocceball courts, horseshoe courts, pickleball courts, and the dog park. Current members are Carol Boots, Roy Brandli, JoAnne Chapin, Myra Lillie, Gene Lutter, George Perry, Laurie Reiter, Craig Smith and Deena Warren.

This committee interfaces with several of the committees including Finance and Buildings to oversee numerous enhancements and upgrades. They include:

1. Refinishing the boards of the Shuffleboard Courts for the Western Shuffleboard Tournament held here last November.
2. Added two canopies and tables to the shuffleboard area.
3. Replaced the salt water system at the pool with an upgraded system.
4. Helped establish water volleyball games.
5. Recommended a handrail on the spa for easier access.
6. Improved the Fitness center with additional weights, added instruction sheets for equipment use, participated in hiring of fitness trainer, tested an air purifier system.
7. Approved addition of two new shade canopies and tables and made scheduling recommendations for the tennis courts.

8. Added benches and concrete pads in the Dog Park.

9. Oversaw the addition of a Picnic Park near Guadalupe and the Dog Park.

This is Gene's last year with this committee and he stressed that we are all owners of the facilities and if you have any suggestions for improvement, repair or have a concern to contact John Lippert or a committee member.

Security Committee: Chairman Michael Tucker said the Security Committee works to create a comprehensive home security program organized around a full strength Block Watch program. Mr. Tucker works with fellow members Jere Barcellina, Dick Simmon, Terry Bahnub and William Shea to address security concerns and manage the Block Watch areas. We currently have 55% of our homes in Captained Block Watch groups. We need more Captains who will work with their fellow neighbors and communicate information and security violations such as recent the garage break-ins and thefts on the east side of the Village. Block Watch groups need to meet once a year to comply with SSV guidelines and twice a year to agree with the Mesa Police Dept. guidelines and qualify for a Block Watch street sign.

Over the last 3 years police calls for service at SSV have dropped from 260 in 2007, 209 in 2008 and 180 in 2009. We must not become complacent and we need to get 100% coverage of our homes. 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.

Mr. Ahlstrom also reminded everyone of the Annual Farnsworth BBQ on March 10 and that they needed to get their tickets at the Sales Office by March 5.

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

The 2010 Census questionnaires will be sent out soon and Mr. Ahlstrom encouraged everyone to complete the form and to comply with the guidelines for residency. Where you spend the majority of time is where you should file the report. If you spend 50% of your time in one location and 50% in another then use the location you are at on April 1st. There are only ten questions and local and government funding for many projects come from this information.

Mr. Ahlstrom next provided an update on various topics:

1. 1800 units have closed; there are 35 new units under or committed for construction. 16 units have sold since Jan. 1st, up 30% from 2009.
2. Phase 7 work (south between Springwood and Wattelwood and north of Guadalupe) is starting. 20 lots are going to be staked out and 8 have started their approval process.
3. The Walgreen at Signal Butte and Baseline will open the first week of March. There is nothing else going on at that development site at this time..
4. There is no start date planned for the South Recreation Area. The economy has affected this expansion project. It won't be built until work south of Guadalupe opens up.
- 5.. Maricopa County and the City of Mesa plan for the Syphon Draw Retention area extends from the NE corner of Elliot to Meridian. The 40-50 acres will provide drainage and water retention. March 1 will mark the start of concrete work lining the channel. A temporary dam has been created while the concrete is being poured over the following 6-8 weeks. The work should be done by May 1 with no more water running under the power lines nor compromising our internal village drainage system. If you have questions or dust complaints the 24 hour hotline number is 602-264-6416. There are no plans yet for continuing Meridian along the drain, that will depend on Mesa and it's funding. Farnsworth will complete it's portion when SSV is at the end of it's build out.

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.

He also introduced HOA Boardmember Jeff Decker who is available at the Sales Office and runs the Golf Course as well as being a full time SSV resident. Craig Ahlstrom, Jr. was recognized as the 4th generation Farnsworth who is here learning the homebuilding trade and helping out. 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.

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 to get to know our neighbors. .

Question: Since the plans to continue the block wall along Guadalupe has been dropped, how can we request closing the current fence opening at Guadalupe and Nell that would have been covered by the bigger project?

Answer: Mr. Ahlstrom agreed that the Nell opening should still be addressed and instructed John Lippert to re-address it with the Building and Security Committees.

Question: As a resident of the Golf Condo I area, what can be done to keep people from violating the NO DOGS ALLOWED signs and what about people walking their dogs near the pool area off leash?

Answer: Mr. Ahlstrom advised the resident to talk to their Condo Association Manager about their concerns and reminded everyone that the LEASH LAW is a City of Mesa law.

Question: When you start on the new lots will Springwood and Guadalupe be connected?

Answer: Yes, this will occur in about a year but there are no plans to extend Guadalupe to Meridian for some time.

Question: Are there plans to look at the entry fountain and surrounding rocks? This used to be a very beautiful feature but in the past few years it has been overgrown with moss and the water flow has been reduced.

Answer: Thanks for your comments, we are actually working on it now and in the next 4-6 weeks you will see a rebuilding process that will fix the dam, build back up the spill ways and water blast the rocks.

Question: Can something be done to the east end of Guadalupe to keep cars from going out to the desert late at night?

Answer: We will look into that and see about a gate or barricade that could be incorporated with the new construction planned for that area.

Question: Since Bingo provides such great revenue, can't you have it here 2 or more times a week? Sometimes it is so busy we can't get into the Auditorium.

Answer: It would be hard to ask the 45 volunteers who already donate a lot of time and work to the effort. Besides, we also would have a lot of scheduling conflicts for the Auditorium.

Question: Why is there a \$10,000 overage in the Cox Revenue Sharing account budget?

Answer: This is a good thing that we received more money than originally planned from Cox. The funds are from the additional rebate we receive when you purchase multiple services from Cox such as the internet, phone and premium cable programs like HBO.

Question: What will be in the South Activity area?

Answer: Preliminary plans include another pool, a club house with 5600 sq. ft of meeting space, tennis courts and a fitness area. When we are closer to a build date the committees will review the needs of community and may update the plan.

Question: The block wall is disintegrating between our homes and the new Walgreen's, what can be done about it?

Answer: John will have the Building Committee look into the matter and notify resident of the resolution.

Question: Is it possible to have a gathering room included in the new South Activity area? It would be an area where residents can meet, visit and generally socialize?

Answer: We can look at the recommendation when we get closer to building the facility and updating the plan.

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

Meeting adjourned at 8:00 PM.

Respectfully submitted,
Fran Davidson Secretary, HOA Advisory Board