

Sunland Springs Village Homeowners Association (SSVHOA) Annual Meeting
Sign-In 6:00 PM, Start 6:30PM Wednesday, February 23, 2011
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 the Rossmar & Graham Community Association Management Company was present.

The Sunland Springs Village Homeowners Annual meeting was called to order at 6:30 PM by Craig Ahlstrom–President of the HOA, and President of the Farnsworth Development Company . Mr. Ahlstrom welcomed everyone and thanked them for their continued interest and support of 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 10 percent of HOA members was present. Members of 232 units were present exceeding the total minimum quorum requirement. He reported that earlier the 2010 meeting 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. Mr. Dave Myers made a motion that the 2010 minutes be approved; Mr. Jim Palfini seconded the motion. Motion carried and the minutes were accepted.

Mr. Ahlstrom next introduced Mr. Rob Felix, Senior Vice President of Rossmar & Graham (RMG), Mr. Felix explained RMG was in its 41st year of management and has been the #1 senior community management group for the last 5 years in Arizona. RMG looks forward to continuing to serve the needs of Sunland Springs Village.

Mr. Ahlstrom introduced Jeff Decker, Vice President of the Farnsworth Development Co. and Chairman of the HOA Advisory Committee; John Lippert–Association Manager. Then Mr. Ahlstrom 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. There are almost 60 volunteers participating in the Advisory Board Committees.

Members of the SSVHOA Advisory Board, who would be giving individual committee reports are: Architecture Committee–Ralph Stokes; Buildings Committee–Dave Latta; Communications Committee–Allen Schaeffer; Finance Committee–Bob Nielson; Landscape Committee–Dena Kingsley; Recreational Facilities Committee–JoAnne Chapin; and Security Committee–Michael Tucker. Advisory Board member Fran Davidson served as Recording Secretary for the meeting.

Committee Reports:

Architect Committee: Chairman Ralph Stokes first recognized the members of the committee: Karen Bulkley, Becki Burch, Helen Denney, John Herr, Nancy Kadlec, and Laurie Gordon. The committee meets the first and third Tuesday of each month. 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. The Committee continues to be pleased with the cooperation it receives from residents.

In 2010 the committee saw requests to repaint the exteriors of homes, change existing landscape, add fences, add aluminum patio covers, add satellite dishes; paint driveways and add solar panels. Ralph wanted to caution residents regarding contractors soliciting business door to door. He also reminded us that we are a NO soliciting community. 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 Dave Latta acknowledged the hard work of his committee members: Jim Palfini, Joe Ricci, Sherlan Baker, Frank Harvey, Tom Carroll, Kathy Thompson, Steve Heyer, Fred Kramer and Bob Shields. The committee:

- Monitors 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.
- Oversees and recommends 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 next year they worked on suggestions for the South Recreational Complex; as well as the Tennis/Bocce Storage area; the Woodshop; Ethernet access in the various meeting rooms; auditorium roof repair; perimeter walls and the various activity rooms.

Communication Committee Chairman Allen Schaeffer acknowledged his fellow committee members: Sheila Bauer, Bob Gray, Jane Harrel, and Richard Denney. Additionally, there are several residents, not members of our committee, who provide important services to the Village as adjunct members: Jim Lloyd, Darlene Jasperson, Diane Castelli, Fran Davidson and Bonnie and Harlan Steinle.

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, Diane Castelli and Jim Lloyd, continue to make substantial timing, content and appearance enhancements to aid viewing.
2. Auditorium Electronic Media equipment: Bob Gray acts as the Committee liaison for the system, and has put together a procedure for your club or organization to learn to run this installation. He and committee member, Richard Denney, share this knowledge and assist individuals and groups who may wish to use it.
3. Continued 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 generally from John Lippert and Janet West.
 - 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 and Bonnie Steinle 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 2009. 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. There are over 1500 hits on the website each month. Let your friends see what life is like at SSV by surfing SSVHOA.com
6. 2011 Village phone directory –Resident Maureen Coniglio – our adjunct proofreader – edited each and every entry for errors and redundancy. The cover photo was by Paul Leber. We will now be providing printed cumulative monthly update reports of all changes to the directory. This year because of supply delays at the printer in Texas, the directory won't be distributed until March. Watch for details as to when you can

pick it up. If you have updates or corrections to the directory please complete the 'green' form in the Activity Office and through out the year, we will send out regular updates.

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

Landscape Committee: Currently Chairman Dena Kingsley, Emmet Kirscht, Steve Minker, Randy and Donna Souers, Jerry Nelson, Terry Steinkruger and Mary Catherine and Bob Myers 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.

A major storm in January, 2010 damaged trees, the irrigation and electrical system and the landscape budget. Currently the landscaper is applying pre- and post emergent weed sprays; updating the granite areas and repairing the winter freeze damage. Last year the committee addressed a possible safety issue at the steps near the Tennis Courts; trees and bushes that may cause traffic hazards at village intersections; the irrigation system and the water retention basins. As the community grows with areas like the new SanTan Complex the size of the budget and responsibility list of the committee grows with it.

Finance Committee: Vice Chairman Bob Nielson acknowledged the Finance Committee members: Howard Littell, Bill Barker, Burt Marcus, Fran Davidson, Paul Leber, Max Warren and Doy Gillespie. He acknowledged Don O'Toole, Gene Lutter and Kathy Bothun for their work in the past year.

Bob Nielson noted the financial results for 2010. Revenue and expenses were close to plan with the major exception of the additional \$20,000 for storm damage and irrigation systems. Over two-thirds of the \$47,000 provided for various Village enhancements was donated by our clubs and by BINGO. \$48,000 for equipment and storm damage repair came from the Reserve Funds. Thanks to good management and our many volunteer residents, the SSV HOA finances are in good shape. For the first time, there is no contribution from the builder anticipated in the 2011 Budget.

Major activities of the committee include:

1. Reviewing and monitoring the 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. Recommend spending priorities and investment choices.
4. Review the Reserve Study **Recreational Facilities Committee**: Chairperson JoAnn Chapin 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, bocce ball courts, horseshoe courts, pickle ball courts, and the dog park.

Members included: Carol Boots, Roy Brandli, JoAnne Chapin, Myra Lillie, Laurie Smith, George Perry, Craig Smith, Deena Warren, Rich Hunt and Max Tiede. Four of the members will be leaving this year. The group meets the first Monday of the month at 1PM and welcomes Snowbirds to the committee.

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, Lyn Mineo, Bill Shea and Joe Camporese to address security concerns and manage the Block Watch areas.

We currently have 68 organized Blockwatch areas with captains, we need more. Captains work with their fellow neighbors and communicate information and security violations such as thefts in 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 to qualify for a Block Watch street sign.

We had a great response to the October G.A.I.N. (Neighborhood Watch Night), with 28 Blockwatch groups holding their semi-annual meetings. We plan to hold a similar session this fall and in the spring of next year. The group reviews the police statistics for the area every month and proudly reports a 35% reduction in any type of crime in the area over the last 2 years. Most of the police reports are on welfare checks and

suspicious people. We must not become complacent and we need to get 100% coverage of our homes. Information needs to be given to the Security committee not just talked about on a blog, so that the police have good data and can address the issues. 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 great 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. Because of all our Volunteers we have a great community and they have saved over an estimated \$50,000 a year in support costs. Bingo has give back to the community with nearly \$146,000 over the years for such things as benches, auditorium media equipment, sunscreens, black out blinds, softball field improvements, computer equipment and various activity building upgrades. Craig also recognized the special work of Janet West-Activity Manager including keeping things organized and supporting the volunteers. He said when you see her, tell her she is doing a great job. Craig then noted the work of John Lippert who handles the many concerns of the residents and manages the HOA business.

Mr. Ahlstrom said that the Farnsworth Co. still plans on adding residents to the formal HOA board, so that as the time comes for Farnsworth to leave, there will be a smooth solid transition. It has been their goal since the beginning to leave the HOA in good shape.

Mr. Ahlstrom next provided an update on various topics:

1. Almost 1900 units have closed; there are 50 new units under or committed for construction. 20 units have sold since Jan. 1st, up nearly 30% from 2010.
2. Phase 7 work (south between Springwood and Wattlewood and north of Guadalupe) continues. 27 homes have been sold in the new area.
3. The Compass Bank at Signal Butte and Baseline should be opening in the next few months.
4. Groundbreaking will be scheduled soon for the South San Tan Recreation Complex. The \$3 million project will be a great addition. The plans are into the city for approval.
5. The new Memory Care and Assisted Living project will be started toward the end of the year and Farnsworth is getting some good positive feedback on the plans.

Mr. Ahlstrom also reminded everyone of the Annual Farnsworth BBQ at noon on Thursday, March 10 and that they needed to get their tickets at the Sales Office by March 4. There will be great food, a great party, entertainment and prizes. Ross Farnsworth is planning on attending again this year.

He also told about the special Balloon Glow planned for February 26, at 4pm with 10 large hot air balloons at the golf course. This follows the Open House being held earlier in the day at the Sales Office.

FINANCE REVIEW- John Lippert

A brief review of the SSV HOA Annual Financial Report handed out earlier was given by John Lippert. Highlights included:

1. Administrative Expenses reflect a change in processing by Rossmar & Graham instead of Farnsworth of payroll expense. All salaries including the maintenance personnel are now consolidated under Administrative.
2. Cox Cable has now reconciled the number of homes serviced with the numbers billed. Despite our notifications, Cox had been under billing SSV.

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.

Comment: Mr. Ahlstrom noted that in the new medium areas along Guadalupe there is a new style flood light installed with plugs for the holiday decorations.

Question: Would it be possible to replace the older style floodlights?

Answer: Mr. Ahlstrom said they would look into getting replacements and see what the costs would be.

Question: Why did the maintenance payroll get reduced?

Answer: John Lippert explained the funds were moved as part of the consolidation by RMG under the Administration expense line and would no longer be reported separately.

Question: When will Guadalupe be opened to Springwood? Will it be done as part of the new complex?

Answer: No, the roadway will not be done until the second part of Phase 7 is started. That should be sometime later next year. In the meantime, only the intersection of Springwood & Guadalupe will be developed. Access will be via New Castle in the interim.

Question: Where on Signal Butte is the Memory Care Center going to be?

Answer: The Memory Center will be just south of the Construction Yard. The city is currently improving the road there now.

Question: Any thoughts on developing a grocery store closer to here?

Answer: We are not in the business of that type of development. Perhaps in the future someone else may do it in the northwest corner of Signal Butte & Guadalupe. But there is no activity now in that area.

Question: Is there an error on the Reserve Study Expenses? The detail shows \$48,369 but the summary shows \$36,939.

Answer: John apologized and agreed it was an error in updating the form from last year, yes, \$48,369 was the actual costs for the year and he will correct the final report. Craig added that our Reserve Study is in excellent shape with 98% coverage of future reserve expenses already in savings.

Comment: It was noted that there have been several recent events in the Auditorium that would have been better using the Audio Visual equipment (large screens in particular) Is there some way we can use them more often, especially for the viewers in the back of the room?

Answer: Yes, we will look into better utilization of the equipment and training for those who want to use it.

Question: What is the timetable for the Memory Center?

Answer: Construction will start by the end of this year and plans are for it to be ready by the end of 2012.

Question: I am tired of the temporary softball signs, are we ever going to get real signs?

Answer: Craig said, he would have it looked into. John added that the Recreational Facility Committee has it as a project this year.

There being no more questions or comments, a motion by Jerry Nelson was made to adjourn the meeting, seconded Mary Catherine Myers and approved unanimously.

Meeting adjourned at 7:36 PM.

Respectfully submitted,
Fran Davidson– Secretary, HOA Advisory Board