

IRONOAKS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 21, 2008

Call to Order: The meeting was called to order at approximately 9:00 am by President Bob Deken. The meeting was held in Ballroom "C" in the Oakwood Clubhouse. Present were Mr. Deken, Charlie Bunce, Vice President, David Boyne, Treasurer, Tom Jones, Secretary, and Larry Kinnamon, Ray Schwimmer and Carlton Werner, Members at Large. Ken Flynn, General Manager, was also present.

Approval of Agenda: Mr. Jones made a **motion** to approve the agenda with two changes. Delete "D" under number 5, and add Ross Flooring proposal under Other Business, number 8. Mr. Werner was the second. The motion passed.

Treasurer's Report: Mr. Boyne presented the Report, which is attached to these minutes in the library.

Transition Update: Mr. Deken reported that we are currently awaiting the exhibits and legal descriptions in order to finalize the transition documents once both parties agree the document can be signed.

Rules Update: Bobbi Reed, Chair of the Rules Compliance Committee, reported that everything that has been approved by the Board is incorporated in the proper section of the Rules & Regulations document. When a formalized, approved copy is completed it will be available on the website and in the Oakwood library and will be sent to each homeowner.

Standard Operating Procedures for Rules: Mr. Schwimmer made a **motion** to approve the attached proposal as submitted by the Rules Compliance Committee. Mr. Boyne was the second. The motion passed.

General Manager's Report:

- The preliminary financials for April showed a net surplus of \$50,000.
- Food and Beverage operations for the month of April showed a profit of \$5,563.
- Food costs were at 32%, labor in the kitchen was at 20%, and service at 14%. The goals set by the Board are being met.
- Three bids were obtained for a food supplier. Mr. Flynn gave a PowerPoint presentation on comparison of the bids. A representative from Sysco Foods also presented information to the Board. Mr. Werner made a **motion** to approve the Sysco contract. Mr. Schwimmer was the second. The motion passed.

Mr. Kinnamon made a **motion** to approve replacement of the view fence section of the block wall on the North side of Sun Lakes Boulevard located adjacent to Unit 37. Mr. Schwimmer was the second. Since the Board did not know whether this is a shared wall with Unit 37, Mr. Kinnamon **withdrew his motion** until further information becomes available. Mr. Schwimmer **withdrew his second**.

Granite near the North Price Road Lake needs to be replaced in the area where shrubs were removed last year. The cost of the granite is \$6,500. Mr. Jones made a **motion** to replace the granite. Mr. Bunce was the second. The motion passed.

Approval of Minutes 4/16/08: Mr. Jones made a **motion** to accept the minutes as attached. Mr. Boyne was the second. The motion passed.

Consent to Action Without Meeting The Consent, dated May 9, 2008, which bears the signatures of all the Board members, was presented by Mr. Jones as an attachment to the minutes. The consent granted the Interior Design Committee authority to send out RFP for the work to be done to update the Oakwood, Poolside, and Ironwood Clubhouses within the scope of the revised Master Plan.

Old Business:

Recycling Report & Recommendation – Mr. Jones explained that the Committee obtained quotes from the two firms that presently provide garbage service to IronOaks. Sun Lakes Disposal’s proposal, which can be found on the website, was recommended. This proposal is for exclusive rights to provide garbage and recycling service to IronOaks residents except for the two Villas Units and Ironwood Estates. Mr. Jones made a **motion** to accept the proposal. Mr. Werner was the second. The motion passed. The proposal will be posted on the website for homeowner comments and it will be scheduled for a final vote by the Board on June 4.

Mr. Deken deviated from the agenda and, under New Business, called for the appointment of the new webmasters. Mr. Bunce made a **motion** to appoint Bob & Diane Stephens as the webmasters. Mr. Jones was the second. The motion passed. Mr. Deken thanked Jim Ivey, the retiring webmaster, for his years of service to the community.

A representative from Southwestern Wealth, a 401K provider, gave a presentation to the Board. Mr. Schwimmer made a **motion** to switch from Principal to Southwestern Wealth for the administration of the 401K. Mr. Jones was the second. The motion passed.

Modification of Pedestrian/Golf Cart Path from Sun Vista Dr. the Parking Lot – The suggestion was to widen the path so that carts and pedestrians could pass each other safely and to do something so that carts do not drive into the parking lot or street unaware of vehicle traffic. Mr. Deken and the General Manager will see that (1) The bushes are trimmed so that pedestrians can step off the path to let carts pass, (2) Stop signs are installed at both ends of the path so carts do not drive into the street or parking lot into traffic, (3) “Yield to Pedestrian” signs are installed at both ends of the path, and (4) a new curb cut is made immediately east going into the parking lot.

Phase 1 Gate Report Recommendation - Mr. Schwimmer explained the ad hoc committee’s proposal. Mr. Boyne made a **motion** to amend the committee’s proposal as follows: (a) Replace the Syntex system with Linear Telephone Entry System at the Halley, EJ Robson, and Sun Lakes Blvd. gates, (b) Block the visitors’ lanes at the North Dobson gate and provide appropriate signage; (c) Install a pedestrian and bicycle path on the east side of Dobson to connect with the existing Chandler sidewalk north of the existing Pima Utility driveway, (d) Mark a left turn lane and create a through traffic/right turn only lane on the northbound exit, add intersection striping and “do not block intersection” to the roadway on Dobson at the Cherrywood and Carefree Way intersection, (e) Move the North Dobson exit gate card reader ten feet south for a better turnaround and widen the traffic island and (f) Construct concrete curbs and a landscaped planter area by in-filling the turnaround located north of the Dobson gate and relocate landscape boulders to planted areas and remove temporary barricades. Mr. Boyne stated that the intent of the motion and the discussion related thereto is to make N. Dobson a resident only gate. Mr. Boyne further stated that a proposal will be forthcoming for Board action to make care givers and immediate family members eligible for gate card devices. The total budgeted cost of these items is approximately \$35,000. Mr. Bunce was the second. The motion passed. Mr. Kinnamon, Schwimmer, and Werner were opposed.

Review of Master Plan – Mr. Flynn reviewed the Master Plan projects. The library conversion project is scheduled for July. Other items reviewed by Mr. Flynn included flooring for the entry and corridors of the clubhouse, enclosure of the Oakwood reception desk, the Poolside conversion, remodeling of the Oakwood dining room, expansion and renovation of the Ironwood Clubhouse and expansion and conversion of the Oakwood patio and bar. Further review of the Master Plan will be put on the agenda for the June 4 meeting.

Funding for Master Plan & Gates Recommendations – Mr. Boyne reviewed some options for funding these plans. No action was taken.

New Business:

Resolution for Action on Phase 2 and 3 of the Gates Recommendation – Mr. Schwimmer called for the Board to meet in a work session prior to the scheduled September Board meeting to discuss the remaining gate recommendations. Mr. Boyne made a **motion** to adopt the resolution. Mr. Jones was the second. The motion passed.

Resolution to Transfer Common Property to a Homeowner – Mr. Deken explained that the property is located 350 W. Cherrywood and has been used by the homeowner. It is of no use to the Association. The cost to the homeowner is \$5,500. Mr. Bunce made a **motion** to accept the resolution of transfer. Mr. Jones was the second. The motion passed. The resolution document will be drawn up by the Association attorney.

Resolution to Change Use of Poolside Café – Mr. Jones made a **motion** to change Poolside from a restaurant to a multi-use community facility. Mr. Bunce was the second. The motion passed.

Procedure to Send Resolutions on Transfer of Common Property and Change of Use of Poolside to Homeowners – Mr. Deken noted that under the CC&R Article 12, Section 4 homeowners must be formally notified of any change of use. If more than 10% of the homeowners object to either of these resolutions, a meeting of the membership, with absentee ballots, must be called.

Other Business:

Jacque Peterson gave a presentation on the flooring for the Oakwood Clubhouse. The Board discussed the various aspects of doing this job as well as the importance of interviewing and hiring an interior designer firm first.

Adjournment: Mr. Jones made a **motion** to adjourn. Mr. Schwimmer was the second.

Transcribed by Karen Jorgensen