

IRONOAKS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 23, 2008

Call to Order: The meeting was called to order at approximately 9:00 a.m. 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 Ray Schwimmer and Carlton Werner, Members at Large. Ken Flynn, General Manager, was also present.

Resignation of Board Member: With regret, the Board accepted the resignation of Duane Pontek. Mr. Werner made the **motion** of acceptance, Mr. Bunce was the second. The motion passed.

Approval of Agenda: Mr. Bunce made a **motion** to approve the agenda with the following corrections:
(1) Number 6, item "D" should read, "Request for Capital expenditure on aerator for Halley Lake \$10,900.
(2) Number 8, item "B" should be removed from the agenda. Mr. Schwimmer was the second. The motion passed.

Approval of Minutes 1/9/08: Mr. Boyne made a motion to accept the minutes as submitted. Mr. Jones was the second. The motion passed.

General Manager's Report:

- A. Purchase of replacement light fixtures for the tennis courts was withdrawn.
- B. Mr. Bunce made a **motion** to approve the replacement of a salad cooler, Asset ID 1196, at a cost of \$3000. Mr. Schwimmer was the second. The motion passed.
- C. Mr. Schwimmer made a **motion** to expend \$12,500 to replace a hot water boiler that provides hot water for all the kitchens, Asset ID 1196. Mr. Bunce was the second. The motion passed. Mr. Werner recommended that multiple bids be obtained on every purchased item.
- D. Mike Kozak, Properties Committee Chairman, explained the need for replacing all lake aerators within the next two years. Mr. Bunce made a **motion** to purchase an aerator for Halley Lake as a capital expenditure of \$10,900. Mr. Boyne was the second. The motion passed.
- E. The catering van carries food to Ironwood as well as to private catering events. Mr. Bunce made a **motion** to purchase a van as a capital expenditure of \$19,200. Mr. Jones was the second. The motion passed.
- F. Mr. Schwimmer made a **motion** to renew the facilities cleaning contract with BGA at \$8500/month. Mr. Bunce was the second. Mr. Werner made the stipulation that BGA abide by the new immigration laws for the State of Arizona. The motion passed.

Old Business:

- A. Mr. Jones made a **motion** to approve the appointment of Jim Kaiser as Chairman of the Architectural Landscape Committee. Mr. Boyne was the second. The motion passed.
- B. Mr. Deken announced that the November financials are posted in the Oakwood library.

New Business

- A. Mr. Boyne read the resolution for the update of the Reserve Study (attached). He then made a **motion** to adopt the resolution. Mr. Bunce was the second. The motion passed
- B. The resolution to enforce the display of decals on all vehicles was withdrawn.
- C. Mr. Deken explained the events leading up to the resolution (attached) with respect to temporary parking for permitted activities. He also explained that the resolution had been prepared by the Association attorney at the Board's request. Mr. Jones read the resolution and then made a **motion** to approve the resolution. Mr. Bunce was the second. The motion passed. Before the vote on the resolution, the following homeowners made comments or asked questions: Bob Graziano, Unit 40A; Mike Skibo, Unit 44; Frank Obrecht, Unit 37; Wayne Divoky, Unit 34; Ron Dudas, Unit 34; and Sharon Steven, Unit 38.
- D. Mr. Boyne said the Association has a long history of accommodating the needs of the RV community. The objective of any change to the rules should be to minimize parking of all vehicles on community streets during darkness, simplify administration, and have consistent, evenhanded enforcement. Mr. Boyne read the proposed changes to the Rules & Regulations pertaining to RVs (attached). He said that rules with respect to their heavy vehicles will be dealt with at a later time. Mr. Deken explained that there will be a 45-day comment period during which three town meetings will be conducted. Following the comment period the Board will review and revise the proposed rules if it determines revisions are necessary. The Board intends to adopt the revised rules at its March 19 meeting. Over the next year the Board plans to gather information on temporary RV parking. The Rules may be further revised if necessary. Mr. Boyne **moved** for adoption of the proposed amendments to the Rules and adoption of the process for amending the Rules. Mr. Jones was the second. The motion passed. Before the vote on the proposed amendments, the following homeowners made comments or asked questions: Ron Bosman, Unit 36A; Jane Kroll, Unit 38; Dale Strommer, Unit 36; Bob Graziano, Unit 40A; Ann Divoky, Unit 34; Dick Crewse, Unit 38; Ron Dudas, Unit 34; Bill Swed, Unit 34; Wayne Wheeldon, Unit 40; Mike Carter, Unit 42; and Pat Heath, Unit 40A. Mr. Jones asked Mr. Flynn to set up a bulletin board on the IronOaks web site for homeowners to post comments on the issue of the rules revision. Mr. Deken said "permitted activities" should be restricted to loading, unloading and simple vehicle maintenance.
- E. Mr. Jones nominated Larry Kinnamon to fill the open position on the Board. Mr. Boyne was the second. Mr. Kinnamon was unanimously appointed.

Other Business:

Mr. Flynn said there is \$25,000 in the capital budget for converting the library into a meeting room. He asked for approval to take bids for the furniture and audio/visual equipment. Mr. Bunce made a **motion** to authorize Mr. Flynn to seek bids. Mr. Kinnamon was the second. The motion passed. Discussion centered on the need for the Board to review the Master Plan, the need for meeting space, and for good audio/visual equipment. Mr. Bosman asked if this pertained to Association meetings only or for other uses as well. Mr. Divoky said he hopes the library is converted and adequate lighting is installed. Mr. Obrecht asked if homeowners will have access to the library when meetings are in progress because documents for the homeowners to read are stored there. Mr. Flynn: Documents will be kept behind the reception desk so they will be available at all times.

Mr. Deken asked the Board members to plan to attend a work session to discuss the gate issue on February 13. The time will be 9:00 a.m. Wayne Divoky, Chuck Sloan, Mike Kozak and Al Metz have been invited to participate.

Steve Kubrin, Unit 31, said homeowners in Unit 31 do not feel the intersection of Coopers Hawk and EJ Robson Blvd. is safe. Mr. Kubrin would like the Board to look into this.

Mr. Graziano said, in the light of the recent vandalism, Patrol should screen those who enter the community. Patrol should phone homeowners when visitors come to the gate to see if the homeowner wants the visitor admitted.

Adjournment: Mr. Boyne made a **motion** to adjourn. Mr. Bunce was the second. The meeting concluded at 11:00 a.m.

Respectfully submitted,

Thomas N. Jones
Secretary