

**IRONOAKS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**June 18, 2008**

**Call to Order:** The meeting was called to order at approximately 9:00 am by Vice President Charlie Bunce. The meeting was held in Ballroom "C" in the Oakwood Clubhouse. Present were Mr. Bunce, 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. Mr. Schwimmer was the second. The motion passed.

**Approval of Minutes 6/4/08:** Mr. Jones made a **motion** to accept the minutes as submitted. Mr. Werner was the second. The motion passed.

**Treasurer's Report** – Mr. Boyne's report is attached to these minutes.

**General Manager's** – Mr. Flynn's report is attached to these minutes.

**Action Items:**

**Reserve Item Asset ID #1196** – Purchase of two Jade oven replacements. Mr. Werner made a **motion** to purchase the two ovens at a cost of \$13,000. For purposes of discussion, Mr. Jones seconded the motion. Mr. Boyne questioned why two bids were not obtained. He suggested the Board revisit the Purchase Policy in order to clarify this issue. Mr. Flynn: This is a replacement of a like item from the Reserve. Discussion centered of the policy requirement to obtain multiple bids and the need and potential use for the two ovens.

Bob Graziano, Unit 36A, asked why the ovens needed to be replaced. Mr. Flynn: Repairing the ovens would cost 60% of the price of new ones.

Mr. Schwimmer **amended the motion** to purchase only one oven. Mr. Boyne was the second. Discussion continued on how to manage the restaurant if the ovens are not purchased. Mr. Schwimmer **withdrew the amendment** and Mr. Boyne withdrew his second. The original motion passed unanimously.

**Reserve Item Asset ID 1196** – Purchase of one hot box. Mr. Jones made a **motion** to purchase a Crest Cor hot box for \$5150. Mr. Werner was the second. Discussion centered on the need, size, cost, and use of the hot box. The motion passed with Mr. Boyne as the only member opposed.

**Reserve Item Asset ID 1159** – Purchase of 5 ton air conditioning unit for Poolside Café. Mr. Werner made a **motion** to purchase the AC unit at a cost of \$6400. Mr. Kinnamon was the second. The motion passed unanimously. This work has already been completed.

**New Business:**

**Motion to Rescind BID Fund & Implementation of Community Entry Fee** – Mr. Boyne made a **motion** to rescind the Building and Improvement Fund (BID) which was established by the Board in December 2007. Mr. Schwimmer was the second. In addition, Mr. Boyne made a **motion** to implement the Community Entry Fee which is listed under number seven, "B" on the agenda. Mr. Jones was the second. The Board was unanimous in agreeing to discuss these two items simultaneously. The BID would be rescinded and the Community Entry Fee would replace it. Mr. Boyne discussed these two motions which are attached to these minutes. Discussion centered on explaining the nature of the fee, how the fees are generated, the change in the amount of the fees that will be collected, and the allocation of the funds. Mr. Boyne **corrected the motion** to

say that the motion be adopted for the purposes of posting it on the website for dissemination to the community with final action by the Board at the next Board meeting. Mr. Jones accepted the correction.

Mr. Jones moved for a vote on the motion to rescind the Building and Improvement Fund. The motion passed unanimously. Mr. Jones moved for a vote on the motion to adopt, for the purposes of posting, the Community Entry Fee. The motion passed unanimously.

Rules & Regulations Change for Gate Devices for Family and Caregivers – Bobbie Reed, Chair of the Rules Compliance Committee, read the change to Article IV, Section 4 which is attached to these minutes that are posted in the Oakwood library. Mr. Boyne made a **motion** to change this Rule as submitted. Mr. Jones was the second. Discussion centered on the mechanics of giving out the cards, who may have the cards, the amount of cards that would be available and how they would be controlled, and why the non-homeowner must acknowledge receipt of the card. The motion passed with Mr. Schwimmer and Kinnamon voting against.

Les Wilson, Unit 38, asked how many cards a homeowner can obtain. Mr. Bunce: Homeowner's children, parents, and caregivers. Mr. Wilson thought it was a mistake to close the North Dobson gate to guests. Homeowners should be able to choose who they let in.

Pat Nicholaisen, Unit 36B, asked if the Association will issue more cards. Mr. Bunce: Yes, so that your children and caregivers can get in at North Dobson. Ms. Nicholaisen said this is a big mistake. She wants to let people in even if they don't have cards.

Ron Dudas, Unit 34, asked how many cards are currently issued to homeowners. Mr. Bunce: 4. Mr. Dudas: There should be a limit on how many more [cards] homeowners can get. If homeowners are responsible for their guests' actions, acknowledgement of receipt of the card by the guest is unnecessary.

Jim Richardson, Unit 38, questioned whether the Board has the power to take away something that was here when he moved in. We shouldn't inconvenience guests by making them drive around [to a Riggs Road gate] to enter. The Board had the advice of the Gate Committee but did not follow it.

Pat Heath, Unit 40, thought the additional gate devices were a good idea for family members' access. She supports the idea of having the guest register and acknowledge receipt of the entry device.

Helene Guinther, Unit 36, thought that this North Dobson change is a change in common use and according to the CC&R, must be voted on by the membership.

Frank Obrecht, Unit 37, said it sounded like the only gates visitors would have access to are Sun Lakes Blvd. and Halley. Ms. Reed: Non-residents should enter through Sun Lakes Blvd., Halley, and EJ Robson. EJ Robson was added. If a guest has a card he/she will have access through all gates.

Dorothy Dufner, Unit 34, asked how these cards will be controlled. Mr. Bunce: They will be deleted after one year.

Jim Wegman, Unit 32A, said the Gates Committee worked out a similar plan whereby guests would be issued color coded decals. Guests should take responsibility for the cards. Mr. Schwimmer: The Syntex box at North Dobson can control who enters the property. Mr. Wegman: There will be Syntex boxes at the other gates to allow access. He didn't think homeowners should have so many extra cards. Ms. Reed should look at the Gates Committee proposal. Ms. Reed: Extra cards will be issued to a particular person that is identified by the homeowner. There will be an identifier of the card. The amount of cards a homeowner can get will be unlimited.

Carolyn Hughes, Unit 37, asked if her grandchildren can enter the North Dobson gate. Mr. Jones: Not unless they get a card.

Marlene Schenter, Unit 34, suggested leaving the gates as they are. She asked why homeowners should join a committee if the Board will override their recommendations. Mr. Bunce: Committees just submit recommendations; the Board does not have to follow them. Ms. Schenter: This issue should be voted on and the Board should revisit this issue. Mr. Kinnamon said that North Dobson should be treated as a major entrance.

Ron Dudas, Unit 34, thought the Board was naïve to think people will turn their card back when they no longer come into the community even if they had to acknowledge receipt. Mr. Jones: The Association would like the card-holder to take responsibility for the fact that he/she has the device and return it. Mr. Dudas: We will have trouble keeping up with the number of cards out. He doesn't understand why the decals are not a viable alternative.

Appointment of David Marsh as Chair of the Food & Beverage Committee Mr. Werner made a **motion** to appoint David Marsh as Chairman of the F&B Committee. Mr. Kinnamon was the second. The motion passed unanimously.

#### **Other Business:**

Mr. Flynn said that there are 14 remotes left that could be sold. These remotes are not made anymore and to reprogram the gates to take a different receiver would be very expensive. He suggests that these remotes not be sold to homeowners. The Board agreed.

Bob Graziano, Unit 40A, asked who should be called for minor problems on common property. He wanted to know when the golf cart path repair, which was voted on several meetings ago, would be completed. He asked when a sign would be up saying the North Dobson gate would no longer be available to visitors. He asked the Board to consider rescinding the agreement to allow Pima Utility employees gate card access. Mr. Bunce: The Pima cards were part of the Transition Agreement and cannot be changed. There is a sign at North Dobson and the work there will be done within the next two weeks. Mr. Flynn: The Association will get names and license numbers of the Pima employees who have the cards. We have always had that. They will only have up to 50 cards.

Les Wilson, Unit 38, asked the Board to look at the gate issue again. Homeowners should vote on this. Mr. Schwimmer spoke as a homeowner about the decisions that are made and the fact that North Dobson is the main entrance to the community. He didn't think the gate should be shut off to visitors. There will be a work session on Phase 2 and 3 of the gates plan. Mr. Schwimmer will write a summary on these phases that will be posted on the website.

Jim Richardson, Unit 38, asked who made the decision to have two manned gates on Riggs Road. He thinks it is a mistake to make these decisions without the vote of the entire community. Mr. Bunce: It would cost approximately \$100,000 to man the gate at North Dobson. The Board thinks this is not a good expenditure at this time. Mr. Richardson thinks the Board should drop some of the clubhouse expenditures in favor of the gate. Mr. Bunce: Mr. Richardson should look closely at the condition of the clubhouse.

Helene Guinther, Unit 36, asked why the Board feels this is not a change of use of a common area. Mr. Jones: The gate will still be used for entrance and egress to the community. That will not change. Ms. Guinther: You are taking away one of the entrances and exits to the community. This creates a hardship. She had no objection to the Gates Committee's proposal.

J.D. Duffy, Unit 34, said most of the people live north of here. If access is denied guests will have to travel an additional 5.9 miles around. This is not welcoming. Can we put it to a vote?

Frank Obrecht, Unit 37, thinks the Board made the correct decision on not having a gate house at North Dobson. Mr. Werner: The proposal does not allow trucks to enter at North Dobson. A gatehouse would reduce traffic. Homeowners should look at the study again. Unless the gate is closed, traffic will not stop.

Rachael Enloe, Unit 38, said at a minimum, the Board should leave the gate alone. They should look at the Gate Committee proposal again.

Marlene Schenter, Unit 34, asked the Board to hold off closing the gate to visitors. She doesn't think homeowners grasp what is going on at North Dobson. The Board should revisit this issue.

Les Wilson, Unit 38, said the Board should leave the Syntex box alone. Homeowners can screen who they let in. We don't need to issue cards. This will save money and Jerry [Jerry Alexander, Director of Patrol,] will have a hard time keeping track of all the cards.

Frank Vobioso, Unit 34, said there is no control on remote devices and cards. Why not change to another system? Mr. Boyne: Control of access is a major issue. Phase 2 of the gates discussion is about how we get control of all the cards that are out. Possibly we will have to start over with different technology.

A homeowner of Unit 34 thinks caregivers should have to go in the front gate.

Mary Koenes, Unit 34, asked the Board to leave the gate the way it is. The Board should reconsider this and put it up to a vote.

Mr. Elias, Unit 36, asked why this [information] wasn't put on the web. Mr. Flynn said it has been on the website since the day after the last Board meeting.

Marlene Schenter asked if the Board would revisit the issue or postpone the closing.

Teresa Del Col, Unit 40, has 4 devices and asked for 3 more cards for her children. She was denied the cards. Mr. Jones: This rule has just been passed today.

Mr. Jones said he was surprised at the passion this issue has produced. Most emails and comments say not to make North Dobson a main gate. The issue is divided but he assured the audience that the Board is doing its best to respond to the views that people present. The views expressed today are not the only ones that the Board hears.

Mr. Duffey said the Board should consider a referendum.

Marlene Schenter said that the visitor lane is not part of the issue of whether North Dobson is or is not a main gate. They are two separate issues. The number of visitors is a small portion of the cars that enter that gate. She didn't know why the Board is considering closing the visitor lane when it has such a small number of cars entering and it is a convenience to the homeowners. Mr. Bunce: If visitors come to a manned gate, we will know who they are. Ms. Schenter: The homeowners are responsible for whom they let into the community and they wouldn't let just anyone in. She could get cards now for almost anyone.

Mr. Kinnamon submitted an objection he received in writing from a neighbor to the changing of Poolside.

Mr. Kinnamon made a **motion** to proceed to implement plans at Ironwood to expand the kitchen and bar to allow food to be prepared in house and served on glass, not paper, plates and the bar to accommodate residents and guests. Mr. Jones said he is sympathetic to this motion but will not second it today because of time but he gave his word that, if the motion is made again at the next meeting, he would second it. Mr. Kinnamon **withdrew the motion.**

**Adjournment:** Mr. Jones made a **motion** to adjourn. Mr. Boyne was the second. The meeting concluded at 11:15 AM.

Recorded & Transcribed by  
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