

Park Premiere Townhouse Homeowners Association  
**Minutes of the Board of Directors**  
Wednesday, April 25, 2012  
Pyle Adult Recreation Center

**1. Call to Order**

The regular meeting of the Board of Directors was called to order by President Elaine O'Connor when a quorum was present at 6:30 pm.

Members present: Cheryl Fox, Elaine O'Connor, Tom Hormann, Mark Shaffer, and Jay Thomas from Vision Community Management. Joy Levesque was absent.

**2. Open Call to Homeowners:** None present.

**3. Suspension of Agenda**

Landscaping – Ron, from ValleyCrest

An irrigation tech has been onsite this week and will have a report done Friday.

Call for questions and concerns drew discussion about the trimming of bushes. Ron said that a trim schedule is also coming out soon. The timing of watering was also discussed and it was agreed that the scheduling can be changed.

**4. Approval of Minutes / Correspondence – Secretary**

Cheryl Fox, Secretary, presented the minutes of the March 26th meeting.

**Motion:** Tom Hormann moved that the minutes be accepted and Mark Shaffer seconded the motion. The motion carried and the minutes were approved.

**5. Treasurer's Report**

The current balances:

March 30, 2012 Total Assets: \$176,4402.63

Tom requested a percentage of homeowners collection. The Treasurer's Report was tabled because of Joy's absence.

**6. Manager's Report**

Jay Thomas handed out copies of the Manager's Report.

A. Water Billing

Lev showed an example of the kind of water report he is planning to present. Various features of that report were explained and discussed.

B. Pool Pump

The pump has now been replaced.

C. Wall

The wall on the south of the property is cracking. The property owners south of the wall have offered to split the cost of those repairs.

**Motion:** Cheryl moved that the Board accept the offer to split the cost of repairing this fence. Mark seconded the motion and it carried unanimously.

D. All Valley Towing

The current towing company, All-Valley Towing, doesn't have double indemnity insurance.

**Motion:** Tom moved that the contract with All-Valley Towing be cancelled and that another company be found that can offer double indemnity. Mark seconded the motion and it was approved.

## **7. Old Business**

### A. Roofing

Still under examination.

### B. Asphalt

Three good companies were consulted regarding the asphalt but only one, Cactus Asphalt, offered a proposal. The consensus was that it needs to be completely redone.

**Motion:** Mark moved that bids also be sought from Sunland and any other interested company. Tom seconded the motion and it was approved.

### D. Insurance

A letter will soon go out with the water bill regarding the change in insurance policy. It will also be explained that coverage doesn't include plumbing, electrical or sheetrock.

## **8. New Business**

None

## **9. Committee Reports**

### Beautification Committee

Tom talked about the City proposal being drafted requesting a grant for \$10,000. The Association needs a comprehensive Master Plan and the Grant Request is being put together with that in mind. It will be an illustrated landscape Master Plan that includes water and sprinkler systems, energy conservation and accessible recreation.

## **Future Agenda Items**

## **Board Comments/Announcements**

## **Adjournment**

The meeting was adjourned at 8:10 pm.