

CIRCLE TREE BOARD OF DIRECTORS OPEN SESSION, FEBRUARY 20, 2018

Attendance:

Erik Lorenzen, President
Donna Brown, Vice President
Kathy Michael, Secretary
Ryan Wilhelm, Treasurer
Marc Lunde, Member at Large

A) Call Meeting to Order. 6:33pm

1. Quorum was not reached for Annual Meeting. This will be a regular meeting.
2. Roll Call of Board Members.

B) Open Session. 6:34pm

No comments were made.

C) Minutes of the October 17, 2017 Meeting. 6:35pm

(There was no meeting in December of 2017)

The minutes were read and approved as read with one correction to line C.
The time should have been 6:42, not 7:42.

D) Financial Report. 6:40pm

Total equity is \$273,037.00

E) Manager's Report. 6:42pm

1. Maintenance completed painting under budget and on time.
2. The last pool of the 4 pools was plastered in 2017.
3. New water and soda machines were installed behind the Clubhouse
4. Irrigation timers – all were replaced
5. Stairwells are re-stuccoed.
7. A change to the steps at the end of building #9. Our Insurance company requested that we add a new step to building #9 for safety.
8. Bike storage has been established.
9. Communication line to front gate has been replaced.
10. Owners are encouraged to replace their windows with double-pane windows.
11. Maricopa County has notified the Association that there is to be no smoking within 20 feet of the Clubhouse doors.
12. Fire Department required glass breakers for fire extinguisher boxes which has been completed by maintenance.
13. Potholes have been filled in the parking lot.
14. Four more dead trees were removed in 2017.
15. Tennis courts have been resurfaced.
16. 2017 Community events included story times and a Halloween party for the children.

17. A reserve study has been completed for our community. Will update study every 3-5 years.
18. A capital improvement fee has been suggested to set an amount of money aside from new purchases of units as a way for the association to save money for big projects. It's a good way to keep our dues down.
19. In our neighborhood an outsourcing center has purchased the empty lot across the street and a new building will be constructed on the lot. Fiesta Mall has been sold to developers to be constructed into a medical tech. learning campus

20. Sales in our community have found purchases as high as \$125,000 for a ground floor 2 bed/2 bath and rents as high as \$1050.00 for a 2 bedroom unit.

F) Adjournment. 7:19pm

Submitted by Kathy Michael.