

TEPOA BOARD OF DIRECTORS MEETING

Minutes - Tuesday, September 9, 2008

President Larry Axthelm called the meeting to order at 6:00 PM.

Board Members present: President Larry Axthelm; Vice President Mike Albom; Secretary Dee Steinbrenner; Treasurer Sue Johnstone; Ray Baker proxy to Dennis Boals; Dennis Bergquist proxy to Mike Albom; Sandy Howard, telephonically; Dennis Boals; Wayne Evans; Bob Pillsbury and Tom Thompson. A quorum was present.

There was an audience of approximately 47± in attendance.

It was moved by Secretary Dee Steinbrenner and seconded by Wayne Evans to approve the minutes of the last regular Board of Director's meeting of August 12, 2008, as distributed. The motion carried unanimously.

It was moved by Secretary Dee Steinbrenner and seconded by Sandy Howard to approve the minutes of the last Board of Director's Agenda Setting meeting of August 29, 2008, as distributed. The motion carried unanimously.

Treasurer's Report – Sue Johnstone read the report. President Axthelm requested that it be filed for the record. She also explained that the apparent discrepancies in previous financial statements were not, in fact, discrepancies, but differences in accounting procedures.

President's Report – President Larry Axthelm mentioned that the deadline for applications to run for the four available BOD positions has passed and there are nine candidates for the December 2 election. He informed the audience of the recent golf cart and sign vandalism, and announced the resumption of the Property Owners meetings in October. He also addressed several rumors that are circulating around Tucson Estates.

Manager's Report – General Manager Duane Krause gave his report, including updates on maintenance projects and other issues of interest to the community.

Crime Statistics Report – Bob Pillsbury gave his report, and reminded the audience that securing their property may minimize 'crimes of opportunity'. He mentioned the need for more Crime Watch volunteers.

OLD BUSINESS

O-01 – Point of Sale equipment for the Pro Shop - It was moved by Wayne Evans and seconded by Bob Pillsbury to authorize the General Manager to purchase the Quick Books Point of Sale software and equipment package specifically designed for the Pro Shop merchandise operation for \$3,200.00 with funds to come from the Major Repair and Replacement account and to be capitalized. The motion carried with a 10-1 vote (Ayes: Albom, Baker (by proxy to Boals), Bergquist (by proxy to Albom), Boals, Evans, Howard, Pillsbury, Steinbrenner, Thompson, Axthelm; Nays: Johnstone).

NEW BUSINESS

N-01 – Age Restriction Violation Policy Resolution 0412, review – President Axthelm will call Special Closed BOD meetings to address age violations instead of waiting for Regular BOD meetings.

N-02 – Voting procedures review for annual election: It was moved by Dee Steinbrenner and seconded by Bob Pillsbury to approve the balloting procedures outlined for mail-in ballots. This procedure does not change, but clarifies any of the procedures currently in place. The motion carried unanimously.

N-03 – Rule on petition signature gathering on common area – Sharon Hileman addressed the Board on this item, requesting that the BOD provide the Arizona Statute and Rules for the Common Area regarding this item in the Association Report.

It was moved by Wayne Evans and seconded by Sue Johnstone that the Board of Directors instructs the Governance Committee to prepare any changes to the Rules for the Common Area and other documents to designate that both homeowner and political petitions are covered by the same rules. The motion carried unanimously.

N-04 – Lease vs purchase of golf course equipment - It was moved by Mike Albom and seconded by Tom Thompson to authorize the President and General Manager to enter into a 48-month, Free Market Lease with Toro Equipment through Simpson Norton Company for the following golf course equipment:

One Toro Workman 4200 Truckster, model 7365
One Toro Top Dresser model 44507
One Greensmaster 3150 model 4357
One Groundsmaster 4500-D w/5 gang deck

Further, that the lease payments be made from the Operations account and reimbursed each month from the Reserve Major Repair and Replacement account for the balance of FY2009 and further, that the General Manager will include the lease payments in the next fiscal year Operations budget.

It was moved by Wayne Evans and seconded by Bob Pillsbury to table this motion until the Board of Directors could hold a special meeting to clarify questions regarding the leasing of equipment. The motion carried with a 7-4 vote (Ayes: Baker (by proxy to Boals), Boals, Evans, Howard, Pillsbury, Steinbrenner; Nays: Albom, Bergquist (by proxy to Albom), Thompson, Axthelm).

N-05 – Language clarification-New Owner Fee CC&R amendment – Secretary Steinbrenner gave an update from the August 29, 2008 work session, where a motion was passed designating that:

“Funds collected from the New Owner Fee shall be deposited in and become part of the Association’s Reserve Fund for Major Repair and Replacement. These funds shall only be used for the repair or replacement of existing assets and infrastructure.”

N-06 – Back Nine golf course opening ceremony, agenda and schedule – Vice President Mike Albom gave a report on the events planned for the re-opening of the Back Nine. A reception will be held on the Pro Shop patio on Friday, October 17, 2008, at 9:00 am, followed by the opening ceremonies. These events are open to all TE residents.

N-07 – Shed variance request - It was moved by Dee Steinbrenner and seconded by Wayne Evans that the Board of Directors deny the request for a variance to accommodate a shed within the side setback area at 5440 W. Bar X. It was further moved that the Board allow the owner until November 1, 2008 to remove the shed as to not incur

additional expense to the homeowner in the removal of said shed from the property. The motion carried with a 10-1 vote (Ayes: Albom, Baker (by proxy to Boals), Bergquist (by proxy to Albom), Boals, Evans, Howard, Pillsbury, Steinbrenner, Thompson, Axthelm; Abstaining: Johnstone) .

N-08 - Nominating Committee report with a slate of candidates, date setting by BOD for Meet The Candidates Night and certification by Board Secretary Steinbrenner that the By-Law procedures have been met – LaVonne Drymiller, Chairperson of the Nominating Committee, announced the slate of nine candidates for the December 2 election to fill the four available board positions. They are: Jerry Adair, Julia Much, Dee Sullivan, Bernie Karcheski, Don Duquette, Bob Bendixen, Dee Steinbrenner, Jon Shroyer and Bob Bethel. ‘Meet The Candidates Night’ is scheduled for Wednesday, November 19, 2008 at 6:00 pm in the MPB. Secretary Steinbrenner certified that all proper election procedures were followed.

OTHER BUSINESS

It was moved by Mike Albom and seconded by Dee Steinbrenner to terminate the actions by the Bike Patrol and/or Crime Watch of pulling over drivers to award them safe driving awards, as they do not have that authority, and to print an article in the Association Report of the Board’s actions. The motion carried with a 10-1 vote (Ayes: Albom, Baker (by proxy to Boals), Bergquist (by proxy to Albom), Boals, Evans, Howard, Johnstone, Pillsbury, Steinbrenner, Thompson, Axthelm; Nays: Evans).

CALL TO MEMBERS

President Axthelm made the call to members to speak on any issue they chose.

Jim Ostrem, petition for dogs – not a dead issue

It was moved by Mike Albom and seconded by Wayne Evans to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 8:10 pm.

Respectfully submitted,

Deborah Levitan, TEPOA Administrative Assistant for
Dee Steinbrenner, Secretary, 2008 Board of Directors

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It was moved by Dee Steinbrenner and seconded by Tom Thompson to approve the minutes of September 9., 2008 Board of Directors Meeting as presented.

The motion carried unanimously.