

SaddleBrooke HOA #1
Minutes of the Special Meeting of the Board of Directors
Tuesday, June 8, 2010 – Activity Center – 3:00 pm

The Special meeting of the Board of Directors was called to order at 1:00pm with Jack Jeffery presiding as president.

1. Call to Order & Attendance

Directors Present – Jack Bowers (Vice President), Jim Daily, Jo Ann Ellison (Secretary), Jack Jeffery (President), Dave Taylor (Treasurer), Kerry Wolfe

Others present – Scott Devereaux (General Manager), Mary Sims (Recording Secretary), Vivian Timian (Director of Operations)

Directors absent – Ron Aeschliman

2. Action Items - Financial

a. Fitness Center Expansion (Capital Improvement Fund)

Ms. Timian provided an overview of the Fitness Center Expansion, explaining that the expansion has been discussed for the past five years, and based on a 2006 survey, a large percentage of the homeowners consider the Fitness Center to be an important amenity and also find shortcomings in comparison with the facility at HOA #2.

She also confirmed that the Fitness Center expansion will offer many improvements, including additional space to accommodate a larger stretching area and cardiovascular and strength training equipment; thereby, creating a safer and more user-friendly environment. Building upgrades will also provide energy efficiency improvements.

E. Helpert (Unit 6) asked how much was available in the Capital Improvement Fund. Mr. Devereaux confirmed \$370,000.

Mr. Daily thanked Ms. Timian and Mr. Brier for compiling the matrix to review the bids.

Mrs. Wolfe asked if a tax break could be obtained for upgrading to energy efficient windows. Ms. Timian stated that she would confirm the information and provide an update to Directors.

Mr. Jeffery also thanked Mr. Fuerstenberg for his assistance in the bid process.

B. Starrett (Unit 18) asked if the glass spa and sauna doors were included in the renovation. Ms. Timian indicated that it was not part of the bid, but the doors would be included during the construction process.

P. Boehmer (Unit 10A) suggested that individuals donate low watering plants for the area around the Fitness Center, following the renovation.

D. McHenry (Unit 9) asked if the contractors submitted a completion schedule. Ms. Timian confirmed that the contractor's completion dates were approximately twelve to thirteen weeks to completion.

Mr. Daily confirmed that HOA #2 is aware of the upcoming expansion of the Fitness Center. He stated that Mr. Einecker, HOA #2 Board President, is evaluating the possibility of extending the DesertView Fitness Center hours.

E. Helpert (Unit 6) complimented Ms. Timian on her presentation of the Fitness Center Expansion. He expressed concerns that Unit Reps did not solicit the opinions of the residents regarding the expansion. He asked for justification for expanding the Fitness Center. Ms. Seidler indicated that numbers have been obtained in the past and attendance studies have been conducted. She continues to receive feedback from residents regarding the inadequate space in the Fitness Center. Mr. Jeffery addressed the point regarding the involvement of the Unit Reps., indicating that only one Unit Rep., who is against the project, chose to solicit other inputs within his unit.

Mr. Bowers also confirmed that with the current economic situation, attractive bids are being presented.

P. Boehmer (Unit 10A) is in favor of the expansion.

B. Starrett (Unit 18) explained that working out is the key to remaining active and the expansion would provide adequate room for training equipment.

V. Bellian (Unit 6) is in favor of the replacement of the equipment, but feels that all homeowners in SaddleBrooke should be afforded an opportunity to voice their opinion regarding Association expenditures. Mr. Jeffery noted that this meeting, and many others before, have provided this opportunity.

P. Boehmer (Unit 10A) suggested that shade be provided for the new kool decking area. She also confirmed that the expansion was necessary for safety purposes.

G. Nolte (Unit 3) also expressed safety concerns due to the inadequate space in the Fitness Center.

C. Chase (Unit 21) indicated the importance of expanding the Fitness Center.

J. Opeka (Unit 8) is in favor of the expansion and feels that it is necessary to maintain the upkeep.

W. Hartman (Unit 8A) is in favor of the Fitness Center expansion and feels the current space is insufficient.

D. McHenry (Unit 9) is in favor of the Fitness Center expansion and feels that additional space is required for the equipment.

J. Wagner (Unit 11) is in favor of the improvement and confirmed that having a high quality Fitness Center helps to maintain the value of the homes.

E. Helpert (Unit 6) asked why the equipment will not be purchased at the time of the expansion. Mr. Taylor confirmed that an Ad Hoc Committee will be developed to review and select the appropriate equipment. He also confirmed that the equipment will not be purchased until the renovation is complete to ensure that adequate funds are available.

Mr. Taylor moved, seconded by Mr. Bowers, to approve the Fitness Center expansion at a cost not to exceed \$412,400, including expenditures that have previously been approved and spent. Motion passes unanimously.

Resident Comments

C. Rovianek (Unit 8A) feels that a limit should be established for remodeling projects.

D. McHenry (Unit 9) asked if there was an amount not to exceed for the Fitness Center expansion project. It was confirmed that any expense exceeding the \$412,400 would need additional approval from the Board.

Mr. Devereaux provided a brief update on the Golf Course Renovation project.

There being no further business, the meeting was adjourned at 2:10pm by general consent.

Jo Ann Ellison, Board Secretary

Date