

**BOARD OF DIRECTORS
MEETING
TUESDAY, NOVEMBER 21, 2006
9:30 A.M.
BALLROOM**

Call to Order at 9:30 A.M.

Approval of Agenda:

Additions:

- A. Length of Board Member Service
- B. Removal of large pool cover not used for years
- C. Removal of fountain at Administration Office entrance – replace with seating or an insignia on walkway
- D. Request Activities Office Report at Board Meeting to start 1st meeting in December, 06
- E. Cantilevered roofs

Verification of Quorum:

All Members present and accounted for including, Manager, Dell McKinney

Board Meeting Minutes: November 7, 2006 Minutes approved – motion by Paul Schmeil

Correspondence:

None

Treasurer's Report:

None

Manager's Report:

1. Currently 554 Spaces signed in – 48 are renters. Please pay attention to speed and stop signs. This applies to bikes as well as motor vehicles. Also no parking in front of mail entrance at all.
2. Fichus or another kind of tree may have to replace the pine trees by the horse shoe pits because of the blight on the pine trees.
3. Parking in areas by the laundries and shuffle board area overnight is limited to cars with permits, usually for only 5 days. The Park is very short of parking spaces. Those with more than one car must find other areas to park their extra car.

4. An upcoming cost problem with the trash pickup contract, which will end on July 7, 2007, is in need of a solution. The Trash company wants to move to an automated pickup system with designated containers - cost to increase very substantially. Exploration of ways to keep costs within reason is being done.

5. The pet area wall and hill looks really good.

6. The new extension of stage and under stage storage area is really great.

7. Billiard tables being removed and new carpet to be in this week with new tables to be installed next week on Tue.

8. Manager requested a reserve transfer of \$5100.00 for two air conditioners. Leroy reminded everyone that the Manager has discretion for items under \$3000.00 and each air conditioner was under that amount. There is no need for a Reserve transfer.

Compliance Manager's Report:

Currently there are 825 Park Models and 365 Arizona rooms in Golden Vista, with 168 lots Grandfathered because of certain park designations regarding setback etc.

Unfinished Old Business:

1. Stage Extension status report

The stage extension is about finished. The old flooring from Ballroom is on top of the stage extension. A flooring cap is to be attached and step railing will be attached to the wall. Beneath the stage the rolling storage bins have had the wheels straightened. The stage is to be varnished. All current users seem to be happy with the results.

2. Pet Retention area – Pet Committee Wall Status Report:

Wall is complete as is the gravel on the slope above the wall. The Memorial bricks will be selling at the Country Store and Market. The Memorials can be for pets and/or people. All agree that the wall has improved the looks of the retention area and the savings of more than \$4000.00 per year in water usage is a real credit to the park volunteers.

3. Fiscal year 2007 budget to be reviewed at December Board Meeting

4. Pet waiver hearing – Space 1076:

Marvin and Kathleen Smith for Mitzi –

Paul Schmeil moved to grant waiver for Mitzi – Ann Swain seconded motion. The weight of Mitzi, a 15 year old dog, is a few pounds over the allowed amount. Jim Brannan called the question – Board voted 5 for and 1 against – waiver passed.

5. Wireless internet service in park:

Paul Schmeil motioned to approve the expenditures of \$24,000.00 from Capital Improvements Reserve Fund for the installation of equipment for Golden Vista to be a Wireless Internet Service Provider. Barry Jones seconded the motion.

Compliance Manager was asked to explain the increase to \$24,000. The increase was due to an extra piece of equipment costing \$5000.00. The lower cost option was removed from the Board's consideration because it was found

it would not work for the park. After this was discussed with Planning and Development Committee, only one option was presented to the Board.

Comments from the residents included Bob Kuziw, Lot 384. He contacted a number of the surrounding RV Parks and found some had a wireless system others did not. There was currently limited user's at many parks because of many problems which were trying to be rectified. Most were purchased thru outside sources and about 15% of park residences were currently involved. He talked with many of the residences using wireless and for the most part were happy with the service. Most paid \$20 to \$25 per month for the service. After much discussion between residents and Compliance Manager, Larry, the question was called for by Jim Brannan – Motion approved by all.

Paul Schmeil moved that user's of the Wireless Internet Service, in the Resort, be charged \$18 per month or \$50 a quarter and the fee to be reviewed annually and adjusted as needed to cover the WISP annual cost without significant profit or loss. Barry Jones seconded.

Jim Brannan suggested the fee should be in the range of \$5 to \$10 and adjust it upwards after users see the benefits over other connections to internet. Marge Stam wants the higher fee to make sure it is paid for outside the monthly assessment. Dell McKinney says the \$18 is needed to pay all costs and replace the reserves used to start up the system. Planning and Development Committee recommends the \$18 fee would in 5 years return the amount used from reserves and is reasonable.

Barry Jones called for the question – All approved the motion.

Paul Schmeil moved that an amount equal to 0.4% of annual fees for WISP be added to the Repair and Replacement Reserve fund for WISP equipment. Barry Jones seconded. After discussion question was called and motion failed for lack of majority vote.

Paul Schmeil moved that an amount of WISP antennas and devices to be purchased in lots, up to 100, and resold to residents, without wireless capabilities, that are signing up for wireless service and that we continue to purchase and resell as needed. Barry Jones seconded. Paul stated that the amount may be \$12,000 if 100 are purchased for sale to the residents.

Jim Brannan asked for the question - motion approved.

6. Fiscal year 2007 Budget – postponed to December meeting

New Business:

1. Palm tree petition:

233 Park residents signed a petition to require palm trees on all lots. We currently have 52 lots without palm trees. The Petition was accepted by the Board and the signatures were verified. A committee was appointed to read all rules and present this to the Annual Membership meeting and 60% would have to agree with this Petition recommendation. Committee is made up of the following individuals; Renee Storley, Jim Weiss, Bob Kuziw and Leroy Gibson.

2. Committee Appointments:
There is a need to fill positions on some committees. Return next meeting with names.
3. Cantilevered roof:
Bob Norin moved that cantilevered roofs approved by the city of Apache Junction be permitted at Golden Vista as long as they comply with existing requirements in this park. Barry Jones seconded. Marge Stam called the question - all approved.
4. Large pool cover:
The large pool cover has not been used because of the steps that lead out of and into the pool and also the algae it causes. Jim Brannan suggests it be considered for removal. President, Leroy Gibson, stated this is a Manager determination, not for the Board.
5. Fountain removal:
President Leroy stated this is a Manager determination, not for the Board.
6. Activities Report:
Requested for next meeting of the Board and thereafter – agreed to by President, Leroy Gibson
7. Length of Board Member term:
Postponed to next meeting

Open Discussion:


Jim Meskimen, Lot 1031, questions whether palm tree is his or Parks. When it falls who is liable.

Barnek, Lot 810, says he misses summer newsletter

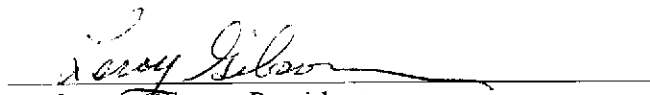
Mary Bailey, Lot 953, says Pet rules were not grandfathered, just park models and any grandfathered lot sold should not be given grandfathered status

Motion to Adjourn: 12:21 P.M.

Respectively Submitted:



Jim Brannan, Secretary



Leroy Gibson, President