

DUNLAP & MAGEE	MAIN OFFICE	BOARD OF DIRECTORS				
Wendy Weiske <i>District Manager</i>	Pamela Payton <i>Property Manager</i>	Charles Trujillo <i>President</i>	Vivienne Campbell- Trimble <i>1st Vice President</i>	Zachary Shaffer <i>2nd Vice President</i>	Nancy Bates <i>Secretary</i>	Gary Martiniak <i>Treasurer</i>

## CONCORD VILLAGE, INC.

*A community owned and operated by its residents*



631 East Lexington Place, Tempe, Arizona 85281  
Tel: 480-946-4271 \* Fax: 480-941-0406  
Security: 480-777-0228

---

# M E E T I N G M I N U T E S

---

## Board of Directors Executive Meeting February 10, 2010

Chip Trujillo, President, called the **meeting to order** at 6:40 p.m. All Board Directors were present including Wendy Weiske, District Manager for D&M. The **purpose** of the Executive Board Meeting was to receive bid information from Wendy on upcoming capital projects and to discuss various issues pertaining to the management and operations of Concord Village Inc.

Wendy (D&M) began the meeting with the **Manager/Maintenance Report**:

The community building **electrical update** and **pool fence** repairs are complete and up to code.

**New Items** presented for Board action included three (3) bids for **replastering of the Main Pool**, and three (3) existing bids to be considered for the **replacement of sidewalks** and **basketball court concrete**. (All were budgeted for and discussed by last Board)

Wendy presented a bid for the **walk-through gate repairs**, which was a finding on the REAC inspection and something the past board had budgeted for. Wendy, on behalf of D&M, included an updated **mortgage refinance proposal**. Wendy requested more time to gather the **staff reviews** the Board will use to determine if there will be any bonuses and/or salary increases etc. when the time comes for these reviews.

Update on **unit sales/transfers**. There are five (5) unit closings and two (2) scheduled to close at time of this reporting. Two (2) units are available and there are a significant number of interested persons on the wait list.

At 7:20 pm Wendy **concluded her report** and was excused from the meeting. **Chip** continued the meeting with **New Business**.

**Budget** and operational **items** were discussed and **voted on**:

**Motion: To approve the proposed bid from CDC Pools, Inc. to do the replaster work on the main pool. All in favor: Unanimous YES.**

**Action: Chip will direct D&M to notify CDC of the Board decision and to have the work commence as soon as possible so that the pool may open on time.**

**Motion: To review bids on the replacement of sidewalks and basketball court concrete and to choose a vendor. Unanimous YES.**

**Action: Chip will direct D& M to get two more bids. The Board will review the bids and approve a vendor so that work may commence quickly.**

**Budget and operational items that need future discussion** before approval:

The walk-through gate repairs will be addressed as soon as bids are received, further information is forwarded by D&M to the Board on the specifics of the REAC requirements, and questions resolved concerning possible gate configurations.

Concerning the **proposed mortgage refinance**: Members are needed to re-form the committee that will work with the Board to look at refinancing options. The Board will need to solicit expert advice to review any proposals that would commit the community to future regulatory agreements. Members will receive notification of a future meeting of the Mortgage committee, before the end of March. Please plan to attend if you have served on this committee before or have an interest in this.

**Landscaping Committee update:**

Gary Martiniak, Treasurer, met with a handful of residents on Monday February 8. The discussion centered around ideas regarding what we can do to help the overall landscape and possible xeriscape on our property. **More to come.**

**SPECIAL MESSAGE TO THE MEMBERSHIP**

The landscape company will be performing substantial trimming of the bushes on the property so they will come back full and lush for the summer. This is a normal function of the landscaping process, and greatly benefits the plants. Remember we are a manicured property and the Landscapers/Gardeners have always maintained the landscaping. Please don't be alarmed if your bushes are cut way back. Please do not impede the progress of the workers. Any questions or concerns please address to the office. The lawns and gardens will benefit from this action and will be much healthier for years to come.

***ACTION!***

As you can see the Board 2010 is taking some action. We are moving forward on items that need to be addressed and we look forward to taking more action to improve the overall community for the enjoyment and safety of all. Please be on the lookout for future communications that will call you to ACTION. We need everyone to lend their help in big ways and small.

**NEXT MEETINGS:**

**Executive Board Meeting** – Wednesday, March 10<sup>th</sup> at 6:30 pm.

**Landscape Committee Meeting** - Monday, February 15<sup>th</sup> at 6:30 – 7:30 pm. The Landscape Committee met on Feb 8th. About 9 members attended and many ideas were put forth. We have a clearer direction from the Board this week, including xeriscape information. Please feel free to attend.

**Future Committee Meetings as needed** – Please look for communications as to date, time, and place various committees or volunteers will meet to carry out the necessary work to get our community involved and take the necessary ACTION to move us forward.

There being no more business, the meeting concluded at 8:30 pm.

\_\_\_\_\_, Secretary  
Nancy J. Bates

The **motto** of your Board 2010 is **Action!** We ask you to join with us and get involved in the action. We value and need the participation and support of the membership to continue moving our community forward!