



Date and Time: Thursday, April 27, 2017, 6:30 p.m.

Location: Anthem Civic Building, Anthem, Arizona.

Directors Present: Holly Matson, President; Nirmal Manerikar, Vice President; Joy Lovell, Treasurer; Barbara Birdseye, Secretary.

Others Present: Margaret Troyer, Community Manager; Dave Hunt, Compliance Manager; Heidi Hewitt, Compliance Coordinator; Teri Hendry, Administrative Assistant-Gate Access; Diane Emslie, Administrative Assistant; Lt. Ryan Baranyos, Maricopa County Sheriff's Office.

- I. CALL TO ORDER at 6:30 p.m. and quorum established.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
The minutes from the January 26, 2017 ACCCA Board meeting were approved as written.
- IV. SAFETY UPDATE/Q&A
Maricopa County Sheriff's Office Representative, Lieutenant Ryan Baranyos, provided information pertaining to crimes of opportunity and the non-emergency phone number for MCSO, 602-876-1011. Always dial 911 for crimes in progress or suspicious activity.
- V. CONSENT AGENDA/APPROVAL
No consent agenda items were presented.
- VI. MANAGEMENT REPORT
Margaret Troyer presented the management report. Margaret introduced new staff members hired since last quarterly meeting; Dave Hunt and Teri Hendry. Major projects are underway such as granite replenishment, common area lighting at gates, monuments, pillars and landscape. The 2017 spring road maintenance has begun. Fall Road Maintenance is scheduled for mid-September. [Roadwork updates](#) will be posted on the website. The [complete Manager's report](#) is available on the ACCCA Agenda/Minutes page of OnlineAtAnthem.com/ACCCA.
- VII. COMMITTEE REPORTS:
All reports and polices are available on [Agenda/Minutes](#) section of the ACCCA website, OnlineAtAnthem.com/ACCCA.

Communication

- Mary Ann Bowen presented the Communication Committee report. The Committee created various communications in support of the 2017 Election including mailings, emails and signage. Residents should receive 2017 Road Maintenance communications via mail, electronically and updates posted on

the website.

- Residents were reminded to refer to the Residential Guidelines and “Apply to Comply.” Residents were also reminded that string lights are prohibited EXCEPT during holiday decorations dates.
- The Committee welcomed Paivikki Buchwalter as a new member.
- The Committee thanked Liz Turner, who served for many years as Chair; and Barb Dose’, another long-time member, who both recently resigned.
- Jim Wilton and Mary Ann Bowen will serve as interim co-chairs.

Policy

- Carl Benner presented the Policy Committee report.
- The Policy Committee oversees the 2017 Board of Director elections.
- The Procurement Policy, and the Motorized/Non-motorized Vehicles Policy are nearing completion pending Legal and Communication Committee review.
- The Committee welcomed Stephen Buchwalter as a new member.
- The Board will appoint a new Chair as Carl has been selected by the Board to serve as a Director.

Lifestyle Enhancement Committee

- Barbara Birdseye presented the Lifestyle Enhancement Committee report.
- Top violations in the first quarter of 2017 were 1) landscaping issues (debris/overgrown plants/weeds), 2) parking overnight, 3) beginning projects before approval, 4) increasing front yard gravel/granite.
- The Committee thanked Chuck Durrant for his 6 years of service on the Committee.
- The Committee recommends Residential Design Guidelines be amended to prohibit curb ramps. The updated [Residential Design Guidelines-Home and Yard](#) is available on the Resident Information page of [OnlineAtAnthem.com/ACCCA](#).

Gates, Property and Patrol

- Ted Finnell presented the Gates, Property and Patrol Committee report.
- Patrol violation numbers continue to decline overall.
- The Gates, Property and Patrol Committee made three recommendations at the last Administrative meeting and work has begun on the following projects: additional granite replenishment in common areas, electrical repairs to main gate monument lighting, and repair and repainting of a damaged guardrail on West Shinnecock Ct.
- The 2017 spring road maintenance project is under way. The Committee will review bids for the 2nd phase of the project this summer with intent to begin this fall.
- The Committee will review the frequency and cost of gate arm operators to evaluate the potential of their replacement/upgrade.

Finance

- Chuck Bowen presented the Finance Committee report.
- Through March 31, 2017, the Reserve Fund has a balance of \$4,133,888. The Operating Fund through March 31, 2017, has a balance of \$492,200.
- No recommendations were made to the Board.

VIII. Approved Resolutions

- The Board voted unanimously to appoint Carl Benner as Board Director.
- The Board voted unanimously to adopt Officer Appointments and Committee Liaisons as follows: Holly Matson, President and Communication Committee Liaison; Nirmal Manerikar, Vice President and Policy Committee Liaison; Joy Lovell, Secretary and Gates, Property & Patrol Committee Liaison; Barbara Birdseye, Director and LEC Chair/Liaison (as required by CC&Rs); Carl Benner, Treasurer and Finance Committee Liaison (as required by CC&Rs).
- The Board voted unanimously to approve Committee recommendations to appoint Andy Anderson as Chair of the Policy Committee; Jim Wilton as Chair of the Communication Committee, and Mary Ann Bowen as Vice-Chair of the Communication Committee.
- The Board voted unanimously to approve an amendment to the Residential Design Guidelines-Home and Yard to prohibit curb ramps.

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

No new business was reported.

XI. OPEN DISCUSSION

- The Board addressed resident questions.
 1. Condition of Common Walls.
 - A resident reported efflorescence (the migration of salt to the surface of a porous material) in common area walls. Holly explained that efflorescence is extensive due to the rainy winter and spring. Those common walls not owned by residents or ACCCA, should be reported to Anthem Community Council after given some time to dry out.
 2. Traffic Study/Speeding in the Community.
 - A resident reported excessive speeding in some areas in the Community and asked for a status update on the Traffic Study recently approved by the Board. Ted Finnell on behalf of the Board, explained that the Gates, Property & Patrol Committee is aware of resident concerns and will thoroughly consider all options proposed by the professional contractor that is in process of evaluating data and developing recommendations.
 3. Landscape Lighting.
 - A resident asked for clarification on whether the electrical work to the landscape lighting in the median along Anthem Club Drive would be replacement lighting or if additional lighting was to be installed. Margaret explained that existing lighting would be replaced.

There being no further business, the meeting adjourned at 7:20 p.m.

Respectfully Submitted,
Diane Emslie, Administrative Assistant