



Date and Time: Thursday, July 25, 2019, 6:30 p.m.

Location: Anthem Civic Building, Anthem, Arizona.

Directors Present: Carl Benner, President; Barbara Birdseye, Vice President; Greg Strand, Treasurer; Steve Champion, Secretary; Henry Barrie, Director.

Others Present: Margaret Troyer, Community Manager; Maria Jackson, Community Standards Coordinator; Dave Hunt, Community Access Administrator; Jacki Nasi, Community Access Coordinator; Teri Fyffe, Administrative Assistant; Clint Grubbs, Security Manager, Trident Security; and Allison Preston, Associate, Carpenter Hazelwood Attorneys-at-Law.

I. CALL TO ORDER at 6:30 p.m. and quorum established.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

The minutes from the April 25, 2019, ACCCA Board meeting were approved as written.

IV. CONSENT AGENDA

- The Board approved three (3) items by unanimous vote.
 - Resolution – Revised Vehicle Parking Policy (Recreational Vehicles)
 - Resolution – Revised Real Estate, Political, and Home Security Sign Policy (Open House Signs prohibited from sidewalks)
 - Resolution – Revised Residential Design Guidelines (Casitas & Cabanas)

V. MANAGEMENT REPORT

The complete Manager's Report presentation is available on the ACCCA website on the [Board of Director's Agenda/Minutes](#) page of [OnlineAtAnthem.com/ACCCA](#).

- Margaret Troyer presented the Management Report, which included ACCCA Staff Changes and Education. Teri Fyffe has replaced Diane Emslie as Administrative Assistant, and Jackie Nasi has replaced Sherry Wilton as Community Access Coordinator. Education accomplishments include Maria Jackson completed courses for the CAASP (Certified Arizona Association Support Personnel) designation. She will be receiving her official credentials soon. Margaret Troyer completed the 6 required courses and is now eligible to apply for the PCAM (Professional Community Association Manager) designation.
- Margaret also reported that the 2019 Road Maintenance is complete. The 2019 Reserve Study is complete, has been reviewed by the Board of Directors and is posted online to the ACCCA website, [OnlineAtAnthem.com/ACCCA](#) on the [Financial Reports](#) page.

VI. COMMITTEE REPORTS:

All reports and work plans are available on [Committee Agendas/Minutes](#) section of the ACCCA website, [OnlineAtAnthem.com/ACCCA](#).

Lifestyle Enhancement Committee (LEC)

- Barbara Birdseye presented the Lifestyle Enhancement Committee report. She reiterated the mission of the LEC, pointing out specifically that the Committee's priority is to protect property values of the Country Club residents.
- Top violations in the 2nd quarter of 2019 were painting of walls, unregistered guests, overnight parking, weed removal, grooming and erosion and/or replenishment of granite, house painting, and visibility of trash or recycling.
- The Committee has instituted a program in conjunction with Costco to visit new homeowners to welcome them to the community. Costco is providing a "welcome basket" with various goodies which have been well received by the homeowners. This gives the LEC Committee an opportunity to advise new residents of our "apply to comply" requirements.
- A change to the Residential Design Guidelines requirements regarding room additions, casitas, cabanas and extensions is being recommended as follows: All additions, casitas, cabanas and extensions must be built within the setback lines originally established for the ACC community or as changed by the original developer with the requisite approval from the County. An attending homeowner asked if a casita can be built only if it was an option in the original offering. Barbara answered yes, that is still true.

Policy

- Stephen Buchwalter presented the Policy Committee report in Andy Anderson's absence.
- The mission of the Policy Committee is to review existing governing policies and legislative requirements; recommend changes or additions to the governing policies; hear appeals for cited violations and speed infractions; and monitor elections and verify results.
- The Policy Committee reviewed only one appeal this quarter for improper gate entry. The appeal was not approved and the fine remained in place.
- The Committee reviewed the parking policy for RVs (slide-outs, cords, and hoses) and provided recommendations of edits and clarification. The policy was modified based on these recommendations.
- The Committee continued to work with the staff on the GPP Committee to monitor speed and traffic safety progress to insure a safe living style for the Community.

Gates, Property and Patrol

- Jo-Ann Greenstein presented the Gates, Property and Patrol Committee report.
- Unanimous approval requested and received by the Board of Directors to appoint Doug Stimeling as a new member to the GPP Committee.
- New gate cameras have been purchased and are scheduled to be installed.
- Completed annual hardwood tree trimming; 431 trees located primarily on the main roadways and sidewalk areas.

Finance

- Anita O'Connor presented the Finance Committee report.
- The Reserve Fund and Operating Fund balances as of June 30, 2019, were \$5,036,979 and \$476,544, respectively. Reserve revenue favorability was driven by a one-time vendor reimbursement of \$25,000, LEF fees of \$22,000 and Interest Income of \$6,000. Expense unfavorability is due to Candlewyck street repairs of \$168,000, partially offset by the timing of camera replacement project (\$60,000) and favorability in the granite replacement project of \$16,000. Lifestyle Enhancement Fee Income is favorable with \$162,000 YTD. Operating expense favorability was driven by Repairs/Maintenance of \$16,000, Utilities \$14,000 and Contract Services \$5,000.
- The Finance Committee approved the camera replacement budgeted for \$60,000 in the 2019 reserve account.

VII. OLD BUSINESS

- There was no old business.

VIII. NEW BUSINESS / BOARD RESOLUTIONS

- There was no new business.

IX. OPEN DISCUSSION

- There were several questions/comments from the audience in regards to street repairs, fire hazards/brush clearing response from ClubCorp., the division of revenues between the ACCCA and the Council, working relationship between the various HOA's and the Council, and clarification between the entities of who is responsible for particular areas of concern.

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

Respectfully Submitted,

Teri Fyffe, Administrative Assistant