



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

Location: Anthem Civic Building, Anthem, Arizona.

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

Others Present: Margaret Troyer, Community Manager; Dave Hunt, Compliance Manager; Sherry Wilton, Administrative Assistant-Gate Access; and Diane Emslie, Administrative Assistant.

- 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 27, 2017, ACCCA Board meeting were approved as written.
- IV. CONSENT AGENDA/APPROVAL
 - The Board voted unanimously to approve the Revised Mission, Vision, Values and Strategy document.
 - The Board voted unanimously to approve the 2017 Committee Work Plans.
 - The Board voted unanimously to adopt the changes to Officer Appointments and Committee Liaisons as follows: Nirmal Manerikar, Treasurer and Finance Committee Liaison; Barbara Birdseye, Vice President and LEC Chair/Liaison (as required by Arizona Statute); Carl Benner, Director, Policy Committee Liaison.
- V. MANAGEMENT REPORT
Margaret Troyer presented the management report. Margaret introduced new staff member, Sherry Wilton. Major projects are underway such as tree trimming, hand rail painting, and new gate operators and swing gates at all the gate exits and barrier arms at all the entrances. Frank Civil Consulting will be gathering specs in preparation for the 2017 fall road maintenance. 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.
- VI. COMMITTEE REPORTS:
All reports and polices are available on [Agenda/Minutes](#) section of the ACCCA website, OnlineAtAnthem.com/ACCCA.

Lifestyle Enhancement Committee (LEC)

- Barbara Birdseye presented the Lifestyle Enhancement Committee report.
- Top violations in the second quarter of 2017 were 1) landscaping issues (trim plants/trees and remove weeds), 2) paint garage doors, 3) parking overnight on streets, 4) home decorations.
- Committee volunteers began an informal program of calling on new homeowners to present Residential Guidelines and to welcome them to the community.
- The Committee is working on clarifying language regarding double-wide side yard gates and access walks in the Residential Design Guidelines.
- The Committee has two openings and would welcome volunteers.

Policy

- Andy Anderson presented the Policy Committee report.
- The Policy Committee reviewed four appeals this quarter.
- The Committee worked on Procurement Guidelines; guidelines are in legal review.
- The Committee is currently interviewing a prospective candidate for membership.
- The Committee recommends the Board approve the revised Motorized Devices Policy (formerly Motorized/Non-motorized Vehicles Policy).

Gates, Property and Patrol

- On behalf of Ted Finnell, Jo-Ann Greenstein presented the Gates, Property and Patrol Committee report.
- The 2017 spring road maintenance project was satisfactorily completed. The road consultant is developing specifications for the fall maintenance project.
- The Gates, Property and Patrol Committee monitors traffic safety and patrol oversight with focused patrols where appropriate. The Committee is evaluating costs and benefits of additional signage to be used in selected areas.
- In addition to the completed upgrade of all swing gate and barrier arm operators at the gates, the Committee is working with staff to minimize future outages.
- The Committee recommended the appointment of Michael Caton and Josh Kraft as new members.

Finance

- Chuck Bowen presented the Finance Committee report.
- Through June 30, 2017, the Reserve Fund has a budget deficit of \$520,579, due to the timing of the roadwork expense which was an anticipated expense in July but a portion of the funds was spent earlier in the year. The total Reserve balance as of June 30, 2017, is valued at \$3,733,851. The Operating Fund through June 30, 2017, has a balance of \$517,400.
- The Committee is currently analyzing funding options for the Reserve Study as part of the budget process. The Committee will make Reserve and Budget recommendation to the Board in October.
- The Finance Committee recommended the Board approve the new Reserve Study Report dated May 25, 2017.

Communication

- Mary Ann Bowen presented the Communication Committee report.
- The Committee created documents 2017 spring roadwork and the resource guide, and sent email reminders regarding landscape maintenance, gate repair and block wall/view fence painting. Residents should receive 2017 Road Maintenance communications via mail, electronically and updates posted on the website.
- The Committee is working on the development of an FAQ document to educate and inform homeowners about the upcoming budget process timeline related to the Road Study, the Lifestyle Enhancement Fee, and funding options presented to the Board by the Finance Committee that the Board will consider at upcoming meetings. Residents are invited to attend future board meetings and to direct questions to the Community Manager via email at staff@acccahoa.com.
- 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 has two openings and would welcome volunteers.

VII. APPROVED RESOLUTIONS

- The Board voted unanimously to accept the revised Mission, Vision, Values and Strategy document.
- The Board voted unanimously to approve the 2017 Committee Work Plans.
- The Board voted unanimously to adopt the changes to Officer Appointments and Committee Liaisons as follows: Nirmal Manerikar, Treasurer and Finance Committee Liaison; Barbara Birdseye, Vice President and LEC Chair/Liaison (as required by Arizona Statute); Carl Benner, Director, Policy Committee Liaison.

- The Board voted unanimously to accept the 2017 Reserve Study as recommended by the Finance Committee.

VIII. OLD BUSINESS

No old business was discussed.

IX. NEW BUSINESS

Holly Matson read a statement addressing the Board's responsibility to review options presented by the Finance Committee at a future meeting with regard to budgeting and funding the Reserve Fund based on the findings of the 2017 Reserve Study. The new Reserve Study and the Road Study will be published on the website and can be viewed in the HOA office. Holly encouraged membership to attend upcoming meetings to ask questions and be a part of the process. Decisions on funding will be made at the next quarterly meeting in October.

X. OPEN DISCUSSION

- The Board addressed resident questions and comments.
 1. Road Study
 - Two residents expressed appreciation for the roadwork recently completed and briefly reminded the audience of past roadwork that was sub-par and, as a result, a new road consultant was hired.
 2. Anthem Golf and Country Club (ClubCorp)
 - A resident asked about what influence the Board has on the golf course owner/operator, specifically with respect to the condition of course property such as the parking lot and desert landscaping. The Board responded that ClubCorp had recently been purchased and reminded the audience of the existence of a member advisory board which is made up of resident members; residents should direct questions regarding ClubCorp properties to ClubCorp management or the Member Advisory Board. Another resident added that the golf members collectively would be an effective voice, and both encouraged members to contact the golf course directly and to attend the open member advisory board meetings at the club. Holly also advised the audience that the club manager, JR Rosenblum, will be invited to the next quarterly meeting scheduled for October 26, 2017.

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

Respectfully Submitted,

Diane Emslie, Administrative Assistant