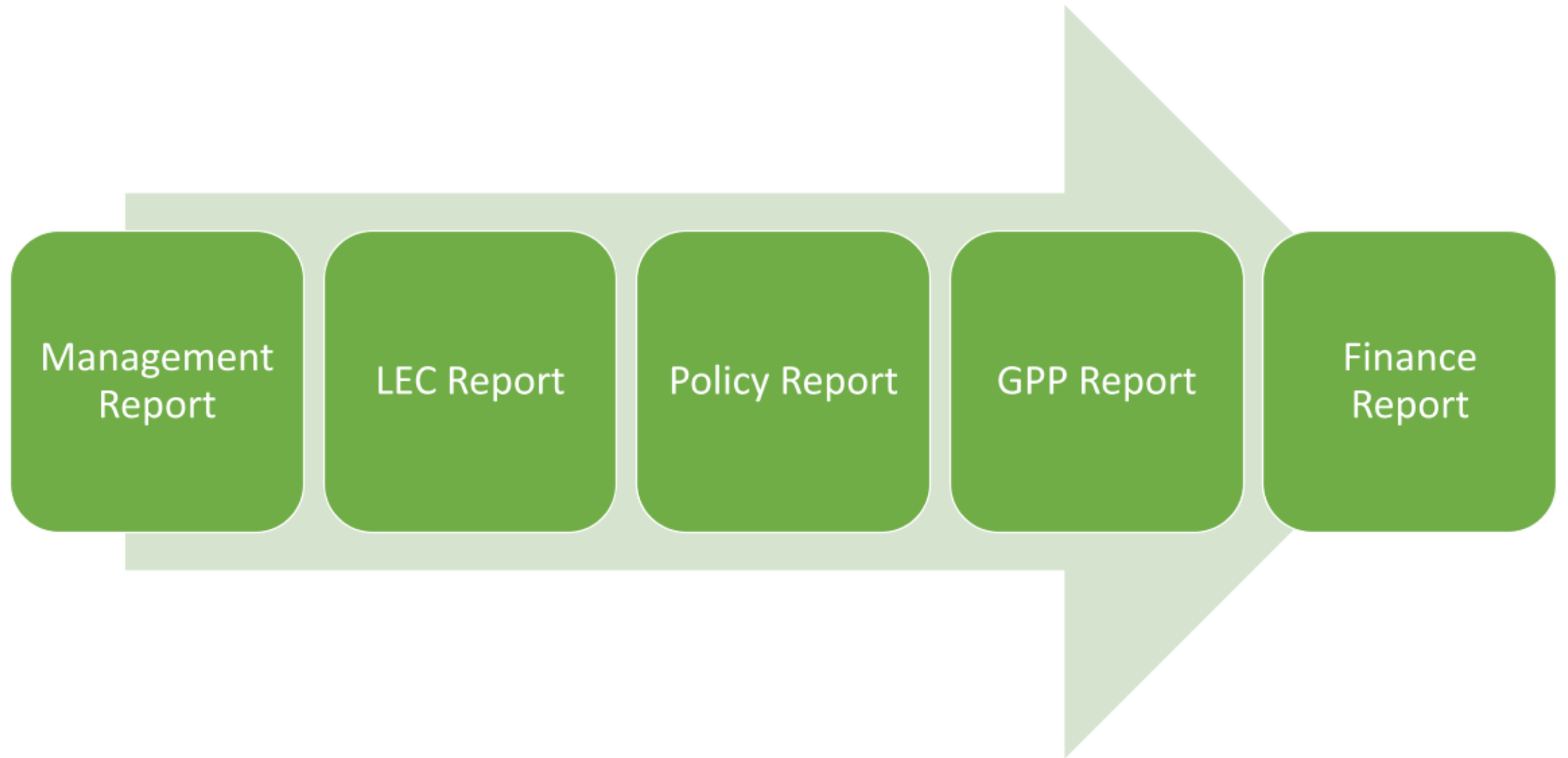


Third Quarter Board Meeting

October 24, 2019

Board Meeting Agenda

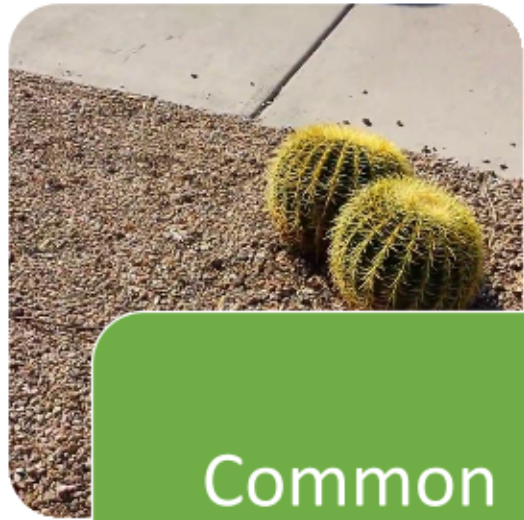


Management Report

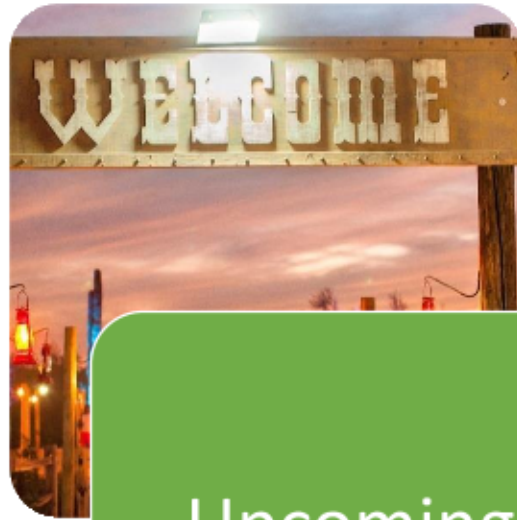
Margaret Troyer, Community Manager



Management Report Overview



Common
Area
Maintenance



Upcoming
Events



Community
Google Map

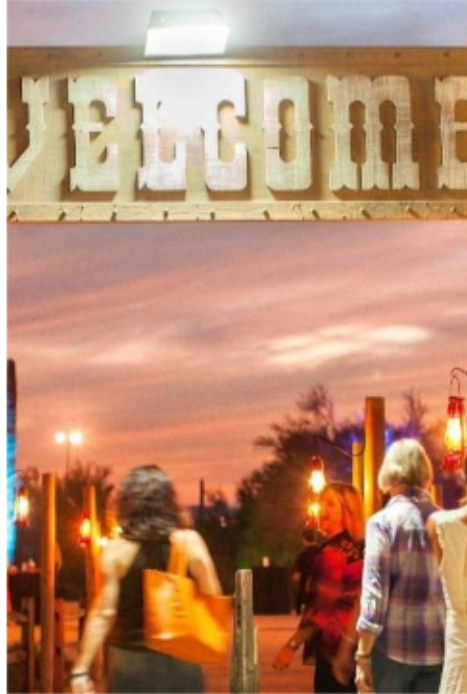
Management Report



Common Area Maintenance

- Addressing monsoon driven erosion in the northern part of our community with DLC
- Trimming of vegetation at fence lines continues
- Mailbox and community marker lights continue to be upgraded

Management Report



Upcoming Events

- **November 15th** – CAI Golf Tournament at Talking Stick with Carl, Greg, Dave, and Mary Beth
- **November 21st** – All day AAM training on our new accounting system (VMS)
- **November 21st** – Volunteer Appreciation at 6:30 pm at Ironwood

Management Report



Community Google Map

- APS has replaced 241 of our 532 street lights from HPS to high-efficiency induction lights
- Clint created a Google Map to track the progress
- <https://drive.google.com/open?id=18zFK6yA24G1-iTytA2w3a1LiQ8g&usp=sharing>

LEC Committee Report

Barbara Birdseye, Committee Chair



LEC Committee Report

The Mission of the LEC is to:

- Oversee the architectural standards established by the original developer of the Anthem Country Club community to protect resident's investments in their homes
- Review exterior change applications from homeowners. The committee in conjunction with the compliance team reviewed 131 applications during Q3 2019 (total applications thus far this year is 504) with the following results:
 - 127 were approved
 - 0 are pending
 - 4 were rejected

LEC Committee Report

Top violations for Q3 2019 were:

- Groom granite (132)
- Parking on the street overnight (98)
- Excessive speeding (99)
- Trim plants or trees (61)
- Erosion/replenish granite (53)
- Trash/recycle can visible (52)
- Painting of walls (39)
- Unregistered guests (39)
- Remove weeds (27)

LEC Committee Report

Updates

- The committee is continuing to call on new homeowners to welcome them to our community and advise them of our “apply to comply” requirements
- The committee completed calls on new homeowners having closed on their properties through June of 2019

LEC Committee Report

Recommendations

- No recommendations at this time

Policy Committee Report

Andy Anderson, Committee Chair



Policy Committee Report

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
- Monitor elections and verify results

Policy Committee Report

Approvals and Reviews

- 4 appeals reviewed for speeding
 - 2 appeals approved
 - 1 appeal approved with reduced fine
 - 1 appeal denied

Policy Committee Report

Accomplishments

- Developed proposed revisions to the Real Estate, Political and Home Security Sign policy. Forwarded to the Board for action
- Developed proposed revisions to the Parking Policy related to parking permits and RV parking. Forwarded to the Board for action
- Welcomed Mary Ann Bowen as a new member of the committee

Policy Committee Report

In the Works

- Continue working with team to monitor traffic safety progress
- Searching for 1 additional committee member

Recommendations

- Recommend the Board approve the proposed changes to the Sign and Parking policies

GPP Committee Report



Jo-Ann Greenstein, Committee Chair

GPP Committee Report

The mission of the GPP committee is to:

- Assess and review gate procedures
- Gather safety information
- Recommend new safety measures for the streets and common areas
- Establish programs necessary for efficient maintenance of our roads and infrastructure

GPP Committee Report

Accomplishments

- Recommended a general contractor to the Board for completion of the guard house renovations
- Continued to work on the fire safety program for defensible spaces with the ACCCA
- Continued research on gate access technology
- Welcomed two new members to our committee
 - Ed Varney
 - Chuck Bowen

GPP Committee Report

Recommendations

- No recommendations at this time

Finance Committee Report



Anita O'Connor, Committee Chair

Finance Committee Report

Charter

- Prepare the annual budget
- Review financial performance during the fiscal year
- Make recommendations that ensure the ongoing soundness of the ACCCA's financial position

Finance Committee Report

Operating Fund (Jan 1 to Sep 30, 2019)

	Actual	Budget	Variance
Revenue	\$1,931,543	\$1,911,867	\$19,676
Expense	\$1,875,567	\$1,905,380	\$29,813
Surplus / (Deficit)	\$55,976	\$6,487	\$49,489

Cash Operating Funds @ September 30, 2019: \$ 393,750

Notes:

- Revenue favorability driven by ACC revenue sharing (\$6K) and other misc. (\$13K)
- Expense favorability driven by Repairs & Maintenance (\$10K) and Bad Debt (\$19K)

Finance Committee Report

Reserve Fund (Jan 1 to Sep 30, 2019)

	Actual	Budget	Variance
Revenue	\$951,174	\$ 845,167	\$106,007
Expense	\$374,309	\$313,788	(\$60,521)
Surplus / (Deficit)	\$576,864	531,379	(\$45,486)

Reserve Funds @ September 30, 2019: \$ 5,321,843

Notes:

- Revenue favorability due to LEF Fees (\$70K), vendor reimbursement (\$25K) and Interest Income(\$10K)
- Expense unfavorability due to Candlewyck street repairs (\$168K), partially offset by timing of gate house remodels (\$52K), timing in security camera replacements (\$27K) and granite replacement project (\$16K).
- Lifestyle Enhancement Fee Income is \$255K YTD, versus budget of \$185K YTD.

Finance Committee Report

Other Notable Items

- Finance committee welcomes Dwight Christensen who joined in October

Recommendations

- Finance committee recommends approval of the 2020 budget

