

ARROYO ROJO HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

May 21st, 2009

The meeting was called to order at 6:58 PM by President Dick Reader.

Present: Dick Reader, John Bradford, Marli Smythe, Nicole Schaeffer, Michael Porter and Bill Haas, Terri Cuellar, and William Ballesteros representing Cuellar Realty Services.

Guests: Penny Bradford, Mark Martin, Junjie Zhang, Brian Dumas, Jason Speirs, Michael O'Medra, Michael Flett, Brad and Barbara Kidd

Guest Speakers: Vince Murphy, Roberto Rodriguez, Rodney Walter, and Don Cassanes of Waste Management with regards to the landfill.

The Board of Directors requested that someone from the landfill west of the property come to discuss with the members of the community the future plans for the landfill, and to address some of the neighbor's concerns. The landfill only accepts construction debris and green waste. Currently, the Arizona Department of Environmental Quality has approved a closure plan. The activity on 7th street has been completed and no further waste will be added to the area just west of Arroyo Rojo off of 7th street. Any activity that continues on that side of the landfill is strictly to maintain a certain pack. The full closure plan for the landfill requires a soil cap which will consist of 3 feet of evaporative soil. No plants will be placed on the landfill, but any volunteer growth will remain. The final cover will not be put on for some time because they are still in the process of filling it. Based on the current rate of fill, the projected closer may be 2-5 years. Waste Management is currently working with some newer materials to cover over the landfill that are more esthetically pleasing and will make the hill appear to look less like a pile of dirt. This is not finalized, but a possibility for the landfill on 7th street. There is a post closure care period, of 30 years so Waste Management can not just walk away and will continue to maintain the fill even if new owners occupy the property. The team from Waste Management work very hard to reduce the impact of the landfill on our community. There are street sweepers that work along 7th Street several times per day to reduce any debris from flying into the neighborhood. There are also street sweepers that work the paved areas of the landfill to reduce dust and debris from traveling with vehicles off of the property.

Business Session

PRESIDENT'S REPORT

News Letter, call for volunteers. The president of the board asked for people to volunteer articles for the next newsletter.

Playground – Michael was able to seal the rubber mat as a test which seems to have worked and is holding. He will fill the remaining parts to close the gap between the mat and the cement. Tony from Tot-Lots has a part that will replace the bubble on the playground. Michael is also working with Marco to get new locks on the sprinkler system boxes and trash cans.

Block Watch – Dick and Cathy are looking for volunteers

Terri Cuellar talked with the City of Phoenix – Moe and Derrick are finishing up discussions with Spectrum in regards to the lighting issues. The City of Phoenix has stopped approving all construction permits on the lot. Also a fine will be posed on the property in regards to not shutting the lights as previously

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promised. A wall, plants, and or screening are options that the City of Phoenix will pose to the Architect/property owner and until they resolve these issues with the community, the city will no longer issues permits for construction. No occupancy will be approved until they resolve the issues with the Arroyo Rojo community.

SECRETARY'S REPORT

Resolved: The minutes for the April 16, 2009 meeting were approved as submitted

TREASURER'S REPORT

Collection of home owner's dues has been down. Assets are still growing. There were high costs for printing, and Bill will look into that and report back to Marli. Two checks for consultations for \$750. William and Bill mentioned that these were for the work done to settle with Trillium there was a duplicate check cut, and the mistake has been corrected.

Resolved: Motion to approve the financial report as submitted.

ARCHITECTURAL COMMITTEE

Color pallets from Dunn Edwards have come in. They will offer Arroyo Rojo residents a 25% discount on all paint purchases. The committee is waiting for two more color schemes to add to the pallet before approval.

Lot 179 – submitted a request for a satellite dish on back side of the property.

Volley ball net was approved to be replaced in the last meeting. Bill will get that to Michael as soon as possible.

MANAGEMENT REPORT/ACTION ITEMS

Bill introduced himself to the community.

OLD BUSINESS

NEW BUSINESS

Open Session

Michael Flet – Would like to entertain the idea of having lights installed at Potter Park. Terri suggested dusk to dawn lighting from APS. APS can come in and make us a bid.

Jason Spears – Barking dogs seem to be an issue in the neighborhood. Dick suggested talking to the neighbor about the problem. Bill recommended a bird house shaped device that emits a loud noise when the dogs bark, it's sold at Target

Michael O'Mera – wants to put lights in the yard and wanted to know if he needed to file a request. We informed him that it was not necessary for the type of lighting he proposed.

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Mark called the city regarding the silt in the wash. He also mentioned that there were tumble weeds in the vacant area belonging to Trillium that could be a fire hazard.

There being no further business to come before the Board, the meeting was adjourned
at 8:27PM.

Respectfully submitted,

Nicole Schaeffer

Secretary of the Association