

Persian Gardens HOA  
General Board Meeting Minutes  
December 6, 2006

Present: President Gayle Swindle, Secretary Victor Mudrack and Directors, Jerry Knight, Henry Wall, and Nancy Scheopner, along with Leanne Leonard from PDS. Absent: Treasurer Marcia Beard

The meeting was called to order at 7:08 p.m.

In the Open Forum, the following homeowner comments were made:

Homeowner inquired into the lights and APS repairs. Homeowner requested to know why we do not increase fees to avoid Bankruptcy

Meeting Minutes

***Motion made by Dir Scheopner, 2nd by Dir Knight to approve the November 1, 2006 Board Meeting Minute, Motion passed unanimously.***

Financials

Pres. Swindle covered the Financials. As of 11/30 there was currently a checking balance of \$105.99, with \$7,348.85 in our reserve money-market account. That is the sole amount of money on-hand over and above our typical monthly receipts in case of an emergency expenditure. She explained that we were \$1,000 in the red for outlay in October, vs. our income. Further, there's been a consistent history of running a \$1K-\$2K deficit for the past several months. In answer to Dir. Knight, Pres. Swindle said that the HOA takes in from \$10K-\$11K monthly, with an outgo of between \$11K-\$12K on average.

***Motion made by Dir Mudrack, 2nd by Dir Scheopner to approve the October 2006 Financials, Motion passed unanimously***

Management Report

In the Management Report, Mgr. Leonard advised that there's been concentration on shrub trimming and debris removal by our landscapers since there's been no winter lawn planting. Savings on that go towards the ongoing vandalism in our community's i.e. lights, etc. . Mgr. Leonard again encouraged those present to call APS over the exterior lights in the cul-de-sac area being non-functioning. She related that APS seems to be telling owners to call their management company, when in fact, the owners have every right to call as individuals of their own homes and community. The proposed draft of the 2007 budget that was worked-up had not provided for any increase, so it will have to be re-drafted after the Annual Meeting for approval. Finally, Mgr. Leonard related a roof situation that will be discussed in Executive Session.

Old Business

In Old Business, Mgr. Leonard said that she had not been called back from Paul Driver with the City of Phoenix over our flooding engineering plan results. Leonard intended to follow-up with him on this.

New Business

In New Business, Mgr. Leonard pointed out the multiple bids for a needed roof repair to Heuisler's unit, which will be discussed in Executive Session. J & D Service Company supplied a bid proposal for roof repairs for 17032 #8 at a cost of \$208.00. The Board reviewed the proposal and approved the repair.

***Motion made by Dir Mudrack, 2nd by Dir Knight to approve the bid for \$208 for the roof repair at 17032 #8 by J&D Service Company, Motion passed unanimously***

RoofUSA provided a bid proposal for a bent roof top corner noticed while out at the community supplying a bid proposal for the Heuisler roof. Mgr. Leonard suggested that we wait for a competitive bid back J & Service Company before proceeding.

With no other business to discuss the General Session was adjourned at 7:40pm  
The owners and residents were requested to leave so that the Executive Session could begin.