

Goldfield Property Owners Association
Board of Directors Meeting
Meeting Minutes
April 4, 2011

1. The meeting was called to order by Marty White at 8:05 a.m.

Board Attendees: Bob Waldo, Bob Kammerle, Tom Zollars, Randy Haines, Marty White. A quorum of the board exists.

Also in attendance were Mickey Latz of GVPM and Board Attorney James Hazlewood of Carpenter Hazlewood.

2. Minutes - Bob Waldo moved to approve the September 7, November 10, December 30, February 22 minutes. The motion was seconded and passed.
3. D&O – It was noted that the policy is in place and needs to be renewed prior to May 14, 2010.
4. GCCA v GPOA – Randy Haines moved to include the following in the minutes. The motion was seconded and passed.
 - a. Per Randy Haines: neither judgment effects how assessments are collected. They stay at a per acre formula.
 - b. Per Randy Haines: the total amount paid to attorneys was \$5,137.50. The maximum that GPOA could be required to pay is the deductible of \$35,000, which is more than covered by the \$37,500 the Haineses contributed to GPOA from their settlement with Fountain Foothills, deposited on May 19, 2008.
5. Golden Valley – Mickey answered several questions and was asked to leave the room and the Board went into executive session.
6. Tax report – IRS and AZ taxes filed.
7. ACC report – due June 29th. GVPM will prepare the report
8. Contract for well water and utility payments – Randy moved to have the Board enter into negotiations for a formalized use agreement for the well located on the Goldfield Ranch Realty Holdings property and to have James Hazlewood draft the contract. The motion was seconded and passed, with Bob Kammerle abstaining from the vote.
9. Website – Tom addressed the board on the progress of creating a blog for the GPOA should they decide to go that direction.
10. Collections – Mickey discussed the current status of collections. Randy moved to waive all late fees if the assessment portion had been paid in full in 2010. The motion was seconded and passed. Bob Kammerle abstained.
11. Future meeting – The next meeting will be at 8:00 a.m. on April 20.
12. Term rotation & bylaws amendment -- tabled.

13. 2011 road maintenance – discussed. Marty, Tom and Bob W. are going to prepare a map with segments and plan of work for each segment. The goal is to maintain a smooth ride at 25 miles per hour on all platted roads. Both items will be revisited as the Board’s knowledge increases.
14. Randy moved to have the minutes be approved by all Board members, by email, before being posted. The motion was seconded and passed.
15. The meeting was adjourned at 11:10 a.m.

Submitted by: Mickey Latz, GVPM
April 6, 2010

Doug Reiner

From: "Bob Kaufman" <BKaufman@ellmanco.com>
To: "Don Kile" <DKile@ellmanco.com>; <arthurdavid@msn.com>; <dgreiner@hughes.net>; "Tim Wright" <TWright@ellmanco.com>
Cc: "Lynsi Waggoner" <LWaggoner@ellmanco.com>
Sent: Thursday, April 10, 2008 5:05 PM
Attach: copiers@ellmanco.com_20080410_163433.pdf; Scan04092008_113719.pdf
Subject: Legal Bills - GPOA adv.GCCA / Judgment Signed in Haines Lawsuit

Fellow GPOA board members,

I am writing you on 2 topics. First, I am pleased to let you know that Judge Davis has now signed and entered the final judgment in the Haines vs. GPOA lawsuit. A copy of that signed judgment is attached and as you can see, the Judge denied the Haines' demand that they recover \$1,866.50 in court costs against the GPOA. The second piece of business is our obligation to pay legal expenses in the second Haines sponsored lawsuit. Our deductible is \$35,000 and per the attached legal bills we currently have bills outstanding totaling \$10,274.30. I therefore recommend we have a telephonic board meeting to discuss and agree on the source of funding for these invoices since we've not yet received the \$37,500 from Fountain Foothills.

What is everyone's availability Wed and Thurs of next week – and Lynsi would you be kind enough to quarterback setting the meeting up.

Regards to all,

Bob Kaufman
bkaufman@ellmanco.com
602.224.3110 Direct
602.625.9010 Cell
602.224.3133 Direct Fax
602.840.3000 Main

4/10/2008



CARPENTER HAZLEWOOD

Carpenter, Hazlewood, Delgado & Wood, PLC

e-mail: roger@carpenterhazlewood.com

March 12, 2008

Via Electronic and First Class Mail

Timothy J. Thomason, Esq.
Mariscal, Weeks, McIntyre & Friedlander, P.A.
2901 North Central Avenue, Suite 200
Phoenix, Arizona 85012

Re: Goldfield Property Owners Association

Dear Mr. Thomason:

After Travelers retained our firm to represent Goldfield Property Owners Association in the defense of the Goldfield Concerned Citizens Association lawsuit, we invoiced the Association for its \$35,000 deductible. The Association has not paid that invoice, nor has it or Travelers paid the invoices we submitted for our work on this matter. Please find copies of our invoices enclosed for your review.

We ask for your assistance in resolving this matter. Please have Goldfield Property Owners Association immediately submit payment of \$5137.50 which represents the work we performed. If Goldfield already paid the deductible, we ask that your client and/or your firm pay the invoices. The fact that this firm has not been paid *anything* for work performed dating back to September 2007 is a problem and especially troubling if your firm has already been paid the full retention amount.

Attorneys

Maura A. Abernethy
Joshua M. Bolen
Scott B. Carpenter
Kelle J. Callahan
Javier B. Delgado
James H. Hazlewood
Mark A. Holmgren

Greg R. Mason
Jason N. Miller
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Goldfield
Travelers Insurance - St. Paul

Statement As Of: November 30, 2007

Total Fees and Costs:	\$	319.00
Previous Balance:	\$	4,818.50
Interest:	\$	0.00
Matter Total:	\$	5,137.50

Net 25 Days, thereafter interest of 1% will be added on the last day of each month. Annual rate is 12%.

TODD A. BAXTER
GARY L. BERENBAUM
FREDDA J. BIRMAN
JAMES T. BRASELTON
DAVID G. BRYN
ROBERT C. BROWN
DAVID V. BURKETT
J. GREGORY CAMILL
ZACHARY CANN
SPENCER W. CASHDAN
JASON B. CASTLE
SCOTT L. CLAUSS
D. SAMUEL COFFMAN
ROBIN L. DE RESPERINO
DONALD E. DYERMAN
FRED C. FATHE
GLENN H. FELDMAN
MICHAEL S. FEUKER
RICHARD A. FRIEDLANDER
JERRY GAFFNEY
MELISSA S. HO
KATHLEEN A. HODSON
SCOTT A. HOLCOMB
DAVID L. JANSKY
DANA M. LEWY
CLIFFORD L. MATTICE
BRIAN M. MUELLER
EDWARD F. NOVAK
WILLIAM NOYOTNY
CHARLES H. OLDRHAM

DAVID J. OUIMETTE
JEFF C. PADDEN
JAMES M. PATTERSON
MICHAEL J. PLATI
MARLENE A. PONTRELLI
CHARLES S. PRICE
ANDREW L. PRINGLE
LES RAATZ
LEONCE A. RICHARD III
STEPHEN E. RICHMAN
JAMES S. RIGBERG
MICHAEL S. RUBIN
PAUL RUDERMAN
BARRY R. SANDERS
TRICIA SCHAFER
MICHAEL R. SCHEURICH
ROBERT L. SCHWARTZ
ROBERT A. SHULL
GARY J. SOBINSKY
MARK A. STEWART
TERRY L. TEDESCO
TIMOTHY J. THOMASON
DAVID I. THOMPSON
ANNE L. TIFFEN
DENISE H. TROY
SOPHIA VARMA
PETER A. WINKLER
STEVEN G. WOLFSON
CLAUDIA D. WORK

NOEL FIDEL (OF COUNSEL)
RUSSELL PICCOLI (OF COUNSEL)
PAUL V. WENIOWORTH (OF COUNSEL)

PHILIP WEEKS (1936-1998)
DONALD N. MCINTYRE (1932-1998)

LAW OFFICES

MARISCAL, WEEKS, MCINTYRE & FRIEDLANDER, P.A.

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SUITE 200
PHOENIX, ARIZONA 85012-2705

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FACSIMILE: 602.285.5100
WEBSITE: <http://www.mwmf.com>

WRITER'S DIRECT LINE: (802) 285-5026
E-MAIL: tim.thomason@mwmf.com
OUR FILE NO. 14827-25

March 11, 2008

Clay Woodman
Travelers Bond and Financial Products
Executive Liability, Program Claims
One Tower Square, S2S
Hartford, Connecticut 06183-9062

RE: Goldfield Property Owners Association

Dear Clay:

Please find enclosed our billing statements on the above matter. None of these have been paid. The balance is \$5,136.80. Please remit payment as soon as possible.

Thank you.

Very truly yours,



Timothy J. Thomason
For the Firm

TJT:sdt
Enclosures

cc: Bob Kaufman



P.O. Box 1800
 Saint Paul, Minnesota 55101-0800
 02603 TRN 69795PBXP Y ST01 T328 P1

Business Statement

Account Number:
 1 517 0189 8661
 Statement Period:

RECEIVED May 1, 2008
 through
 JUN 06 2008 May 31, 2008

GVPM Phx FH

Page 1 of 2

GOLDFIELD PROPERTY OWNERS ASSOCIATION
 C/O GOLDEN VALLEY PROPERTY MGMT LLC
 PO BOX 73259
 PHOENIX AZ 85050-1038

To Contact U.S. Bank
 24-Hour Business Solutions: 1-800-673-3555
 Telecommunications Device for the Deaf: 1-800-685-5065
 Internet: usbank.com

ANALYZED CHECKING Member FDIC

Account Number 1-517-0189-8661
 U.S. Bank National Association
 Account Summary

Beginning Balance on May 1		\$	5,067.39	Interest Paid this Year	\$	4.01
Customer Deposits	8		43,399.08	Number of Days in Statement Period		21
Other Deposits	7		1,040.31			
Other Withdrawals	2		515.00-			
Checks Paid	9		21,078.00-			
Ending Balance on May 31, 2008		\$	27,903.78			

Customer Deposits

Number	Date	Ref Number	Amount	Number	Date	Ref Number	Amount
	May 2	7431020082	275.40	May 18	7432823046		65.00
	May 7	7431704158	217.60	May 19	7433097894		37,500.00
	May 9	7432003947	100.00	May 23	7433682733		52.58
	May 14	7432503737	5,137.50	May 28	7534621853		81.10
Total Customer Deposits							\$ 43,399.08

Other Deposits

Date	Description of Transaction	Ref Number	Amount
May 5	SAN DIEGO LOCKBOX	DEPOSIT 0000001408	\$ 163.90
May 7	SAN DIEGO LOCKBOX	DEPOSIT 0000001124	60.30
May 8	SAN DIEGO LOCKBOX	DEPOSIT 0000001086	66.00
May 12	SAN DIEGO LOCKBOX	DEPOSIT 0000001233	523.00
May 19	SAN DIEGO LOCKBOX	DEPOSIT 0000000915	50.00
May 22	Interest Paid	2200000801	0.98
May 27	SAN DIEGO LOCKBOX	DEPOSIT 0000000985	196.15
Total Other Deposits			\$ 1,040.31

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
May 1	Electronic Withdrawal From GOLDEN VALLEY		\$ 500.00-
May 14	ACCT ANALYSIS/RPM MISC DEBIT 2008	REF=08121006758876 Y 1753091065SPT 051	15.00-
Total Other Withdrawals			\$ 515.00-

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
	May 20	9193892276	16.50	1120*	May 15	7432532761	108.26
	May 14	8894663238	345.67	1124*	May 20	7433168073	5,137.50
	May 20	7433162173	546.50	1125	May 27	7433724489	7,500.00
	May 23	8991238523	7,130.51	1128*	May 30	7434219809	288.06
1116*	May 5	7431104927	25.00				

GOLDFIELD PROPERTY OWNERS ASSOCIATION

[051]

Income/Expense Statement

Period: 05/01/08 to 05/31/08

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Assessment Income	1,761.72	4,085.63	(2,324.11)	22,637.80	20,429.15	2,208.65	49,030.00
06340	Late Fee Income	39.21	.00	39.21	155.01	.00	155.01	.00
06360	Miscellaneous Income	.00	3,125.00	(3,125.00)	.00	15,625.00	(15,625.00)	37,500.00
06910	Interest Income	1,109.44	910.83	197.61	4,667.18	4,554.15	113.03	10,930.00
06990	Insurance - Settlement	37,500.00	.00	37,500.00	37,500.00	.00	37,500.00	.00
	Subtotal Income	40,409.37	8,121.66	32,287.71	64,959.99	40,606.30	24,351.69	97,460.00
EXPENSES								
GENERAL & ADMINISTRATIVE								
07010	Management Fees	500.00	500.00	.00	2,500.00	2,600.00	.00	6,000.00
07140	Audit/Tax Preparation Fees	.00	27.91	27.91	365.00	139.55	(225.45)	335.00
07160	Attorney Fees - General	5,137.50	4,083.33	(1,054.17)	9,387.60	20,416.65	11,029.05	49,000.00
07250	Bank Charges	15.00	15.00	.00	75.00	75.00	.00	180.00
07255	Statements/Coupons	.00	.00	.00	.00	371.00	371.00	371.00
07260	Postage	69.42	41.66	(27.76)	91.05	208.30	117.25	500.00
07270	Storage	10.00	19.00	.00	83.01	50.00	(33.01)	120.00
07280	Insurance	7,500.00	625.83	(6,874.17)	7,500.00	4,129.15	(3,370.85)	9,910.00
07400	Printing	282.76	63.75	(219.00)	383.70	318.75	(64.95)	765.00
07405	Mailing Expense	146.21	40.41	(105.80)	221.21	202.05	(19.16)	485.00
07430	Federal Income Tax	.00	.00	.00	3,566.00	3,566.00	.00	3,566.00
07440	State Income Tax	.00	.00	.00	823.00	823.00	.00	823.00
07450	Other Taxes & Fees	.00	.00	.00	10.00	30.00	20.00	30.00
07600	Meeting Expense	376.32	85.83	(290.49)	476.32	429.15	(47.17)	1,030.00
07605	Annual Meeting Expense	.00	12.50	12.50	.00	62.50	62.50	150.00
	GENERAL & ADMINISTRATIVE	14,037.20	5,706.22	(8,330.98)	25,481.89	33,321.10	7,839.21	73,265.00
GENERAL MAINTENANCE								
09120	Asphalt Repairs	.00	416.66	416.66	.00	2,083.30	2,083.30	5,000.00
09125	Road Grading	7,677.01	5,000.00	(2,677.01)	19,244.31	25,000.00	5,755.69	60,000.00
09130	Road Consulting	800.00	.00	(800.00)	5,200.00	.00	(5,200.00)	.00
	GENERAL MAINTENANCE	8,477.01	5,416.66	(3,060.35)	24,444.31	27,083.30	2,638.99	65,000.00
RESERVE CONTRIBUTIONS								
09995	Reserves - Interest	1,107.48	.00	(1,107.48)	4,863.17	.00	(4,863.17)	.00
	RESERVE CONTRIBUTIONS	1,107.48	.00	(1,107.48)	4,863.17	.00	(4,863.17)	.00
	TOTAL EXPENSES	23,621.69	11,122.88	(12,498.81)	54,589.37	60,404.40	5,815.03	138,265.00

GOLDFIELD PROPERTY OWNERS ASSOCIATION -

051

Income/Expense Statement
Period: 12/01/08 to 12/31/08

INCOME:

06310	Assessment Income	188.73	4,085.87	(3,897.14)	26,260.71	49,030.00	(22,769.29)	49,030.00
06330	Working Capital Fund	(280.00)	.00	(280.00)	.00	.00	.00	.00
06340	Late Fee Income	70.76	.00	70.76	866.72	.00	866.72	.00
06360	Miscellaneous Income	.00	3,125.00	(3,125.00)	.00	37,500.00	(37,500.00)	37,500.00
06385	Reserve Contribution	280.00	.00	280.00	560.00	.00	560.00	.00
06910	Interest Income	3,597.41	910.87	2,686.54	12,294.28	10,930.00	1,364.28	10,930.00
06990	Insurance - Settlement	.00	.00	.00	37,500.00	.00	37,500.00	.00
	Subtotal Income	3,856.90	8,121.74	(4,264.84)	77,481.71	97,460.00	(19,978.29)	87,480.00

EXPENSES

GENERAL & ADMINISTRATIVE

07010	Management Fees	500.00	500.00	.00	6,000.00	6,000.00	.00	6,000.00
07140	Audit/Tax Preparation Fees	.00	27.99	27.99	365.00	335.00	(30.00)	335.00
07155	Attorney Fees - Litigation	.00	.00	.00	2,139.00	.00	(2,139.00)	.00
07160	Attorney Fees - General	4,384.23	4,083.37	(300.86)	17,615.61	49,000.00	31,384.39	49,000.00
07250	Bank Charges	15.00	15.00	.00	180.00	180.00	.00	180.00
07255	Statements/Coupons	.00	.00	.00	.00	371.00	371.00	371.00
07260	Postage	13.19	41.74	28.55	482.37	500.00	37.63	500.00
07270	Storage	10.00	10.00	.00	153.01	120.00	(33.01)	120.00
07280	Insurance	.00	825.87	825.87	9,227.00	9,910.00	683.00	9,910.00
07400	Printing	82.55	83.75	1.20	604.05	765.00	160.95	765.00
07405	Mailing Expense	.00	40.49	40.49	221.21	485.00	263.79	485.00
07430	Federal Income Tax	.00	.00	.00	3,566.00	3,566.00	.00	3,566.00
07440	State Income Tax	.00	.00	.00	823.00	823.00	.00	823.00
07450	Other Taxes & Fees	.00	.00	.00	10.00	30.00	20.00	30.00
07600	Meeting Expense	150.00	85.87	(64.13)	1,757.89	1,030.00	(727.89)	1,030.00
07605	Annual Meeting Expense	.00	12.50	12.50	378.32	150.00	(228.32)	150.00
	GENERAL & ADMINISTRATIVE	5,134.97	5,706.58	571.81	43,500.46	73,285.00	29,764.54	73,285.00

GENERAL MAINTENANCE

09120	Asphalt Repairs	.00	416.74	416.74	.00	5,000.00	5,000.00	5,000.00
09125	Road Grading	17,214.71	5,000.00	(12,214.71)	64,250.47	60,000.00	(4,250.47)	60,000.00
09130	Road Consulting	8,480.00	.00	(8,480.00)	17,280.00	.00	(17,280.00)	.00
09255	Signage	.00	.00	.00	844.42	.00	(844.42)	.00
	GENERAL MAINTENANCE	25,894.71	5,416.74	(20,277.97)	82,374.89	65,000.00	(17,374.89)	65,000.00

RESERVE CONTRIBUTIONS

90	Reserves - Other	280.00	.00	(280.00)	(18,086.02)	.00	18,086.02	.00
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GOLDFIELD POA - 051

Income/Expense Statement
Period: 12/01/10 to 12/31/10

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Assessment Income	120.15	.00	120.15	43,542.78	44,014.00	(471.22)	44,014.00
06315	Road Maintenance Assessment	105.85	.00	105.85	59,194.20	.00	59,194.20	.00
06340	Late Fee Income	6.72	.00	6.72	411.87	.00	411.87	.00
06910	Interest Income	127.51	666.63	(539.12)	1,538.33	8,000.00	(6,461.67)	8,000.00
	Subtotal Income	360.23	666.63	(306.40)	104,687.18	52,014.00	52,673.16	52,014.00
EXPENSES								
GENERAL & ADMINISTRATIVE								
07010	Management Fees	600.00	600.00	.00	7,200.00	7,200.00	.00	7,200.00
07020	Accounting Fees	.00	.00	.00	62.50	.00	(62.50)	.00
07140	Audit/Tax Preparation Fees	.00	.00	.00	330.00	350.00	20.00	350.00
07160	Attorney Fees - General	2,478.00	1,666.63	(811.37)	9,055.44	20,000.00	10,944.56	20,000.00
07250	Bank Charges	15.00	15.00	.00	180.00	180.00	.00	180.00
07255	Statements/Coupons	.00	.00	.00	541.44	500.00	(41.44)	500.00
07260	Postage	132.70	62.50	(70.20)	352.51	750.00	397.49	750.00
07270	Storage	10.00	12.50	2.50	135.10	150.00	14.90	150.00
07280	Insurance	.00	625.00	625.00	4,687.00	7,500.00	2,813.00	7,500.00
7400	Printing	122.55	83.37	(39.18)	666.85	1,000.00	331.15	1,000.00
7405	Mailing Expense	.00	62.50	62.50	436.56	750.00	313.44	750.00
07412	Website Fees	.00	.00	.00	27.99	.00	(27.99)	.00
07430	Federal Income Tax	.00	.00	.00	1,698.00	2,544.00	846.00	2,544.00
07440	State Income Tax	.00	.00	.00	389.00	586.00	197.00	586.00
07450	Other Taxes & Fees	.00	.00	.00	35.00	35.00	.00	35.00
07600	Meeting Expense	.00	.00	.00	1,096.80	1,500.00	403.20	1,500.00
07805	Annual Meeting Expense	.00	.00	.00	.00	400.00	400.00	400.00
	GENERAL & ADMINISTRATIVE	3,358.25	3,127.50	(230.75)	26,894.19	43,445.00	16,550.81	43,445.00
GENERAL MAINTENANCE								
09125	Road Grading	19,980.11	.00	(19,980.11)	46,810.69	.00	(46,810.69)	.00
	GENERAL MAINTENANCE	19,980.11	.00	(19,980.11)	46,810.69	.00	(46,810.69)	.00
RESERVE CONTRIBUTIONS								
09995	Reserves - Interest	126.40	583.37	456.97	1,500.11	7,000.00	5,499.89	7,000.00
	RESERVE CONTRIBUTIONS	126.40	583.37	456.97	1,500.11	7,000.00	5,499.89	7,000.00
	TOTAL EXPENSES	23,464.76	3,710.87	(19,753.89)	75,204.99	50,445.00	(24,759.99)	50,445.00
	Current Year Net Income/(loss)	(23,104.53)	(3,044.24)	(20,060.29)	29,482.19	1,569.00	27,913.19	1,569.00