

MINUTES
Goldfield Property Owners Association
Board of Directors Meeting
September 28, 2011
Fountain Hills Community Center

Board member attendees: Marty White, Bob Waldo, Tom Zollars, Bob Kammerle, Randy Haines. Invited Guest: Mickey Latz of Golden Valley Property Management. Member attendees: see attached sign-in sheet.

1. President called the meeting to order at 8:00 am (MST). Roll call reflected the attendance of all Directors listed above.
2. Randy Haines moved to approve the minutes of the meeting of September 13, 2011, Bob Kammerle seconded the motion, and it was adopted unanimously.
3. On agenda item # 1, Randy Haines moved for the Board to institute a transfer and disclosure fee pursuant to A.R.S. § 33-1806(C) and then to negotiate with Golden Valley Property Management for a lower monthly service fee for 2012 than the \$650/month that GVPM recently proposed. Bob Kammerle seconded the motion and, after discussion, it was adopted unanimously.
4. Randy Haines moved to authorize contracting with Golden Valley Property Management to provide management services for 2012 for a basic monthly service fee of \$600 and, immediately upon signing such a contract with GVPM, to institute a \$300 transfer and disclosure fee and for Golden Valley to provide lot purchasers with the information required by A.R.S. § 33-1806(A). Bob Kammerle seconded the motion and, after discussion, it was adopted unanimously.
5. On agenda item # 2, Randy Haines moved to authorize Golden Valley Property Management to move into storage at Iron Mountain the six banker's boxes of documents that had been delivered from Bob Kaufman's office, and to pay the storage fee of \$2.50/box/month. Bob Kammerle seconded the motion and, after discussion, it was adopted unanimously.
6. Agenda item # 3 was tabled until after agenda item # 6.
7. On agenda item # 4, Marty White circulated a quote for regular grading that had been submitted by S&H Grading for less than all of the platted roads in Phase I for \$3700, in Phase II for \$5200, in Phase III for \$2750, in Phase IV for \$1060 and in Phase V for \$1290, plus a mobilization charge of \$1800, for a total of \$15,870. Tom Zollars moved for the Board to seek an amended quote from S&H to include all of the platted roads in Phases I, II and V, except for Overdrive and the Preserve roads in Phase V, plus Burnt Water and Northwoods Pass in Phase III and the road to the well in Phase V (which would add to the existing quote Northwoods Pass, Sin Vacas, Sandy Bluff and White Face Canyon). Randy Haines seconded the motion and, after discussion, it was adopted unanimously.

8. Bob Kammerle moved that the Board obtain additional quotes for a standard grading on these same roads before another grading is contracted for. Randy Haines seconded the motion and, after discussion, it was adopted unanimously. Bob Kammerle and Tom Zollars offered to obtain such quotes.

9. Randy Haines moved to authorize Marty White to sign a contract for S&H to do the next regular grading, as amended per item # 7 above, provided the quote is for less than \$20,000. The motion was seconded and adopted unanimously.

10. On agenda item ## 5 & 6, Marty White reported that he had been informed by Cactus Asphalt that it had been unable to prepare site plans meeting the County's requirements but that it would do so for an additional \$20,000. Randy Haines moved for the Board to obtain by October 6 quotes and proposed contracts, including scope of work, from both Anderson-Nelson, Inc. and Cactus Asphalt to prepare building permit applications, including site plans, that are acceptable to the County for chip seal on native soil, exclusive of wash crossings, of all of Goldfield Road, Vista del Oro, Pleasant View, Boot Hill, Burnt Water, and the portion of Thirsty Earth that is in Phase II. Bob Kammerle seconded the motion and, after discussion, it was adopted unanimously.

11. On agenda item # 3, Bob Kammerle moved to go into executive session pursuant to A.R.S. § 33-1804(A)(2), Randy Haines seconded the motion, and it was adopted unanimously. Member attendees who are not Directors left the room.

12. At 9:55 am Randy Haines moved to adjourn the executive session, Bob Kammerle seconded the motion, and it was adopted unanimously.

13. Randy Haines moved for the Board to contract with Golden Valley Collections LLC for its Delinquency Recovery Program, Bob Kammerle seconded the motion, and it was adopted unanimously.

14. The Board heard briefly from members Mary Laney and Bart Shea.

15. Randy Haines moved to adjourn, Bob Kammerle seconded the motion, and it was adopted unanimously. The meeting adjourned at 9:59 am.

Randy Haines, Assistant Secretary