

Minutes
Goldfield Property Owners Association
Board of Directors Meeting
January 25, 2012, 4:30 pm
Fountain Hills Community Center

The President called the meeting to order at 4:30 pm. Roll call reflected the attendance of all directors plus Mickey Latz of Golden Valley.

1. Randy Haines moved for approval of minutes of the December 14, 2011 meeting, Bob Kammerle seconded the motion, and it passed unanimously.
2. Mickey Latz gave a brief financial report as to year-end 2011 income, expenses and bank account balances.
3. The President moved agenda item # 3 to the end of the agenda.
4. Tom Zollars distributed a bid from Knochel Brothers for regular grading totaling \$7,635 (not counting a dust permit), which compares to S&H's bid that was adopted at the December 14 meeting that totaled \$12,132.50 (not counting a dust permit). S&H's invoice for that grading dated Jan. 3, 2012, in the amount of \$14,528 (including the scarification of one mile of Vista del Oro) was paid on January 10 by Bob Waldo's signature on a check prepared by Golden Valley.
5. Randy Haines reported that the application for the building permit for the chip seal project had been submitted to the County by Everland Engineering on December 23; that it had been accepted by the County with a permit fee of \$300 for the entire project; that it had passed both Building Plan Review and Zoning Review based on the zoning ordinance text amendment that had been adopted by the County to permit improvement on road easements; but that Drainage had required engineered plans for all culvert crossings. Subsequent negotiations with Assistant County Manager Joy Rich had limited that requirement to a certification by an engineer that road crossing culverts would not be overtopped by a 100-year flood. Further negotiations with Everland Engineering reflected that certification could be provided if supported by a Drainage Study, which Everland Engineering could do for time and materials at \$125/hour, not to exceed \$15,000. Randy Haines moved, and Bob Kammerle seconded, to authorize the engagement of Everland Engineering to do that Drainage Study on those terms, provided it could be accomplished in approximately three weeks. After discussion, the motion passed unanimously. Consensus was that Randy Haines would communicate the decision to George Everland.
6. Randy Haines moved, and Tom Zollars seconded, to ask Golden Valley to establish Road Improvement Reserves (as financial accounts, but not separate bank accounts) for each Phase based on the allocation of the Electric Fund agreed to at the Aug. 24 Board meeting: Phase 1: \$106,093.96; Phase 2: \$183,624.17; Phase 3: \$ 44,885.91; Phase 5: \$ 73,449.67; TOTAL: \$408,053.71. After discussion, the motion passed unanimously. Randy Haines moved, and Bob Kammerle seconded, to allocate the currently incurred building permit expenses of \$16,280.25

(consisting of Anderson-Nelson, Cactus and Everland Engineering expenses) to the Phase Road Improvement Reserves pro rata based on road lengths for which the building permits has been sought, which are Phase 1: 29% (\$4,721.27); Phase 2: 52% (\$8,465.60); Phase 3: 9% (\$1,465.20); Phase 5: 10% (\$1,628.00). After discussion, the motion passed unanimously. Randy Haines moved, and Bob Kammerle seconded, to authorize Golden Valley to reimburse the Operating Account \$16,280.25 from the Unallocated Reserve bank account. After discussion, the motion passed by a 4 to 1 vote, with Marty White voting nay.

7. There was discussion of the Bid Documents drafted and submitted by Bob Kammerle. There was consensus that, as the Invitation to Bid is currently drafted, sealed bids would be submitted to Bob Waldo, who would bring them sealed to a special meeting of the Board, for the Board's opening, review and determination of which bids are qualifying and which bid to accept. Randy Haines moved, and Bob Kammerle seconded, to amend paragraph 5.4 of the attached form contract to provide the final acceptance shall be made by Everland Engineering. After discussion, the motion passed unanimously. With that amendment, Randy Haines moved, and Bob Waldo seconded, to approve the form Bid Documents. After discussion, the motion passed unanimously. Consensus was that bids would not be solicited until County issuance of the building permit, and that bids would be solicited at least from Cactus Asphalt, Sunland, Performance Paving & Sealing, and Asphalt Specialist, Inc.

8. Tom Zollars moved, and Bob Kammerle seconded, to adopt General and Administrative assessments for 2012 in the amount of \$6.10 per acre for all Phases; to adopt Road Maintenance assessments for 2012 in the same amount as 2011 plus \$2.90 for all Phases other than Phase 4 (Phase 1: \$32.38; Phase 2: \$29.28; Phase 3: \$22.69; Phase 5: \$20.84); and to adopt a Road Maintenance assessment for Phase 4 in the amount of \$5.00 per acre. After discussion, reflecting that the result is to maintain the same total assessment for each Phase (other than Phase 4) the same as it was for 2011 (Phase 1: \$38.48; Phase 2: \$35.38; Phase 3: \$28.79; Phase 5: \$26.94), the motion passed unanimously. Consensus was that Golden Valley was requested to prepare a budget based on these assessments.

9. After discussion, motion was made to table Agenda item # 9 (update to Articles and Bylaws), and the motion passed unanimously.

10. After discussion, motion was made to table Agenda item # 10 (Board election process and annual meeting), and the motion passed by a 4 to 1 vote, with Randy Haines voting nay.

11. After discussion, consensus was that Randy Haines would ask Traffic Engineer Yogesh Mantri to provide an estimate of his cost to prepare an analysis, report and recommendation of what traffic control signs should be installed for the improved portions of the roads, and to invite him to attend the next Board meeting (at no cost to the Board).

12. The Board discussed that it would be a good idea for the entire Board to participate in preparing and disseminating communication to the members like Randy Haines' Director's Report dated November 16, 2011.

13. Public comments were received from Kathy Brandt, regarding Phase representation on the Board of Directors; Greg Laney, regarding the road maintenance assessment for Phase 5; Janet Heekin regarding relocation of some mail boxes; Fred Wolfe regarding the chip sealing of the portion of Burnt Water that is in Phase 3; and Theresa Franklin regarding the need for traffic control/speed signs.

14. Randy Haines moved for adjournment, the motion was seconded and passed unanimously. The meeting adjourned at 7:30 pm, except that that Board then moved into Executive Session for a report on delinquency collections and actions.

Randy J. Haines

Randy Haines, Assistant Secretary

1/25/12 GPOA Mtg

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KARL MANN

SUE QUINN

Carol Breckman

Joe Wadd

Janet Heekin

David Heekin

Phyllis Kern

Chuck Kuntze

GREG LANEY

Bob Munin

Bethann Louise Sheridan

Valerie LaPezha

~~TERESA~~ FRANKLIN

ANNE DUTTON

VIRGIL DUTTON

Kathleen Brinkah Brandt

Walter James Brandt

ALLEN CHRIST

David Purdy

William R. McEwen Sr

KATHILYN TROXEL