



# Anthem Community Council, Inc.

## Board Minutes

### ANTHEM COMMUNITY COUNCIL, INC. BOARD OF DIRECTORS MEETING MINUTES FEBRUARY 16, 2017

#### DIRECTORS PRESENT:

Jean Capillupo, President	Member At Large
Mark West, Secretary	Anthem Highlands
Frank Fimiano, Director	Solera @ Anthem
Carl Weinstein, Director	Sun City Anthem
Sally Bomotti, Director	Anthem Country Club

#### DIRECTORS ABSENT:

Bill Bokelmann, Treasurer	Coventry
Sarah Mendoza, Director	Terra Bella

#### OTHERS PRESENT:

Melissa Scott, FirstService Residential  
 Samantha Katakian, FirstService Residential  
 Rechelle Bogle, FirstService Residential  
 Michael Gable, TBM Electric  
 John Peart, Brightview Landscape

#### CALL TO ORDER

Melissa Scott called the meeting to order at 3:02 P.M.

#### WELCOMING OF NEW COUNCIL MEMBER

Melissa Scott announced Sally Bomotti of Anthem Country Club as a new Council member.

#### ELECTION OF ANTHEM COUNCIL OFFICERS

Melissa Scott called for a discussion and motion for the officer positions. Jean Capillupo motioned to nominate Frank Fimiano to serve as President and Carl Weinstein seconded the motion. Frank Fimiano declined to accept the position of President.

Jean Capillupo then volunteered to hold the President position, Frank Fimiano motioned to nominate Jean Capillupo as President and Bill Bokelmann as Treasurer. Mark West seconded Frank Fimiano’s motion of the officer election. Jean Capilupo motioned to make Mark West Secretary and Frank Fimiano seconded this motion. All were in favor and the motions carried.

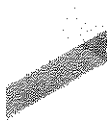
#### APPROVAL OF MINUTES

Frank Fimiano made a motion to approve the minutes of the November 17, 2016 as written. Carl Weinstein seconded the motion. Jean Capillupo abstained. Motion carried.

#### FINANCIAL REVIEW

*October-December 2016 Financials* – The Board discussed the financials from October through the end of December 2016. Jean Capillupo noted the reference to Homeowners on the Balance Sheet and requested Management revise that to read Association revenue since Council does not directly receive revenue from





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homeowners. Frank Fimiano made a motion to acknowledge review of the financials which were previously emailed. Carl Weinstein seconded the motion. Motion carried unanimously.

#### UNFINISHED BUSINESS

*Entry water feature renovation* – The previously submitted proposal was reviewed and noted that the vendor, Alliance Landscape and Water Features will reduce the overall cost by 5% if both systems are completed at the same time. An option to re-use the existing boulders to further save on cost was presented as well Carl Weinstein made a motion to approve the proposal and have new boulders used. Frank Fimiano seconded the motion. Motion carried unanimously.

#### NEW BUSINESS

*Rodent control maintenance bids* – Management received various bids with options to control rodents throughout the Council property. Frank Fimiano stated that Council should attempt to control the rodents which have created damage to the electrical wiring and lighting in the past. Frank Fimiano then motioned to approve the bid from Terminix with a total annual cost of \$3,297 for the first year and a cost of \$2,520 for the second year of service. Carl Weinstein seconded the motion. All were in favor, and the motion carried unanimously.

*LED lighting proposal for signs throughout Anthem*- Frank Fimiano made a motion to approve the TBM Electric lighting proposal for replacement of all lights at the base of signs throughout Anthem. The total cost for replacement of 32 fixtures is \$18,702.00 with the expense being a Reserve item.

*Quarterly lighting inspection and maintenance bids* – Mark West made a motion to approve the TBM Electric maintenance agreement for a total cost of \$1,040.00 each Quarter. Mark West also requested that the vendor complete the inspection and provide Management and the Board with a report prior to each meeting. Carl Weinstein seconded the motion. All were in favor and the motion carried.

*Replacement of Anthem flags* – Jean Capillupo called for discussion on the topic of Anthem flags and if they should be replaced. Sally Bomotti made a motion to remove the flags completely to allow for more visibility of the Council's landscaping. Carl Weinstein seconded the motion to remove the flags and all components of the flag hardware. All were in favor and the motion carried. Management to obtain bids for removal of the flag poles.

*Delinquency report and discussion on taking legal action to pursue collection of balances* – The delinquency report was reviewed by the Board. It was noted that commercial businesses are not paid in full and balances have accrued for several months without penalty. Carl Weinstein moved to take legal action pursuant to section 5.6 of the Council CC&R's which permit a Lien for Assessments to be filed. Mark West seconded the motion. All were in favor and the motion carried. Management will send files to John Leach's office.

#### LANDSCAPING PROPOSALS

Frank Fimiano discussed with Brightview the lack of communication with the proposals submitted right before the meeting. He further expressed dissatisfaction with their practice of billing Council for trimming of plants that were deemed to be outside of the scope of maintenance. With the cost of the proposals exceeding the Board's \$15,000 spending limit for projects, Frank Fimiano suggested bids from other landscapers for the following projects:

- *Expansion of drip line to mature trees*



**FirstService**  
RESIDENTIAL

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- *Cutback of Chaparra plants along Anthem Parkway*
- *Replacement of poly tubing to drip irrigation system*
- *Pruning of mature trees*

Carl Weinstein made a motion to obtain bids for the above items. Frank Fimiano seconded the motion. Motion carried unanimously.

*Seasonal flower changes* – Sally Bomotti made motion to approve the proposals for the seasonal flower changes. Mark West seconded the motion. Motion carried unanimously.

### MANAGEMENT REPORTS

*Landscaping updates* – John Peart reviewed the report provided to the Board which details the pending items for 2017.

*Management Updates* – Tracy M. Cochran v. Anthem Community Council: Claim No: 2016-2373-77A. Management presented the confirmation of legal defense provided by the Association’s insurance carrier and the contact information for the Attorney was listed. No further action necessary.

### PUBLIC COMMENT

The floor was opened to the public for comments. Homeowners were present and the following items were discussed:

- Commitment to serve on Council could be detailed in a document and members would sign before agreeing to sit on the Council Board
- Questions about how to serve on Council and the At Large Member
- Suggestion for more frequent meetings to address all agenda topics

### ADJOURNMENT

Mark West made a motion to adjourn the meeting at 4:40 P.M. Carl Weinstein seconded the motion. Motion carried.

RESPECTFULLY SUBMITTED:

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Secretary/Board Member

