



**ANTHEM COUNTRY CLUB COMMUNITY ASSOCIATION**  
***Administrative Session - Board of Directors Meeting***  
**September 1, 2022 – 3:00pm**  
**Meeting Minutes**

***Call to Order/Verification of Quorum***

Dave Duckworth called the meeting to order @ 3:09pm and quorum was verified.

Board Members in Attendance: Dave Duckworth, President; Greg Strand, Vice-President & Treasurer; Steve Champion, Secretary; Janie Murnane, Director; Skip Hoeder, Director

Management Present: Margaret Troyer, Community Manager; Jacki Nasi, Executive Assistant

Others Present: Fred Shipley, Finance Committee Chair; Via Zoom - Josh Bolen, ACCCA Legal Counsel; Jim Wilton, Communications Consultant; Barbara Patterson, LEC Committee Member and ACC Board Member

***Approval of Minutes – August 4, 2022***

- Greg Strand made a motion to approve minutes, 2<sup>nd</sup> by Janie Murnane. Motion was approved with 4 yea votes and one abstention.

***Community Manager Report***

- Margaret will be in DC for a CAI PCAM Case study 09/27/2022 to 10/03/2022.
- Legal is reviewing and negotiating terms with Sunstates Security. Early transition items are going well, a new vehicle will be leased under the contract terms.
- Fountain cleaning was completed in August.
- ACC has started the planned mailbox replacements; the view fence painting project is ongoing.
- Verizon easement negotiations are in progress. Communications Consultants will keep us apprised of the results.

***Board Liaison Reports***

- **GPP** – Two consulting groups will provide estimates for redesigning signage at the unmanned gates.
- **Finance** – Greg shared the three scenarios for assessment increases.
- Funds will continue to be cashed out of Cdars and invested with Schwab.
- **Policy** – Andy and Margaret are meeting Monday to draft a declarative statement of fines, to include transponder deactivations, for the Policy Committee to vote on at their meeting Tuesday August 9<sup>th</sup>.

- **LEC** – Six applications were reviewed by the Committee in August, all approved with stipulations or approved.
- The RDG review sub-committee is continuing through the document
- There is one prospective member to interview at the September meeting.

### ***Communications Report***

- Jim Wilton provided feedback on social media engagements.

### ***New Business***

- The Board heard a member recommendation for the LEC. Janie Murnane made a motion to approve Tamra Belt as a new member. Greg Strand 2<sup>nd</sup> the motion and it was approved unanimously.
- The iCan Access and Video proposal for gate system maintenance was reviewed. Janie moved to accept the iCan Complete package at a cost of \$2000.00 per month, beginning October 1, 2022. Skip Hoeder 2<sup>nd</sup> and the Board voted unanimously to approve. Margaret will send a 30-day termination letter to AAA Smart Business today.
- The 2023 preliminary budget and assessment increase options were discussed.
- Dave Duckworth requested a formal recommendation on the amount of increase necessary from Finance Committee Chair Fred Shipley. Fred will have the Committee discuss at their September 13<sup>th</sup> Committee meeting.
- The budget workshop will be held during the October 6<sup>th</sup> Board meeting, with final approval at the quarterly Board meeting on October 27<sup>th</sup>.

### ***Old Business***

- The sidewalk project options from Precision Concrete Cutting were discussed. The Board unanimously agreed to remedy the ½" to 2" hazards at a cost of \$75,830.63 (line item #91032) on a motion made by Greg Strand, 2<sup>nd</sup> by Janie Murnane.

### ***Open Discussion***

- Steve Champion requested an update from APS on the induction light swap out in the community.
- Three homeowners were in attendance. Questions about pond and common area responsibility were asked.

### ***Adjournment***

There being no further business to discuss, the meeting was adjourned at 4:34pm.

Respectfully Submitted,

*Jacki Nasi*

Executive Assistant