



**ANTHEM COUNTRY CLUB COMMUNITY ASSOCIATION**  
**Board of Directors 3rd Quarter 2022 Meeting**  
**October 27, 2022 – 6:30pm**  
**Meeting Minutes**

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

Dave Duckworth called the meeting to order @ 6:31pm and quorum was verified.

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

Management Present: Margaret Troyer, Community Manager; Jacki Nasi, Executive Assistant; Nick Galaviz, Community Access Administrator; Heidi Hewitt, Residential Design Coordinator; Maria Jackson, Community Standards Coordinator; Dave Hunt, Community Access Admin Assistant

Other Representatives Present: Andy Anderson, Policy Chair; Fred Shipley, Finance Chair; Rick Kesselman, GPP Chair

***I. Approval of Minutes***

- Janie Murnane made a motion to approve the July 28, 2022 minutes, as presented. 2<sup>nd</sup> by Greg Strand. Motion unanimously carried.

***II. ACCCA Community Manager Report – Margaret Troyer***

- Margaret reported that Precision Concrete Cutting will start the sidewalk shaving on 11/01/2022 with completion expected in approximately two months.
- View fence painting preparations have begun with the ACCCA notifying homeowners of the need to have fence encroaching vegetation cleared.
- Civic building holiday closures were mentioned, November 11<sup>th</sup>, 24<sup>th</sup> and 25<sup>th</sup> for Veteran's day and Thanksgiving, respectively.

***III. ACCCA Communications Report – Jim Wilton***

- Jim was unable to attend, therefore Margaret shared the emails sent in the 3<sup>rd</sup> quarter, mentioning that the 2023 Budget and Council's mailbox replacement program were the focus of communication. Ninety-nine point one percent (99.1%) of homes in the Country Club receive the email news blasts, with an opening percentage of seventy-four point one (74.1%).

#### **IV. Anthem Community Council Board Update – Bob McKenzie, ACCCA Representative**

- Bob reported that the Council has implemented an admittance fee for non-residents to use the Anthem Skatepark.
- The Council adopted their 2023 budget on 10/26/2022.
- ACC has a new event policy, either classified as a Anthem Sponsored or Anthem Hosted.
- Homelessness and panhandling concerns were shared by a majority of Council's attendees for their Board meeting the night prior.

#### **V. ACCCA Committee Reports – Summary of 3<sup>rd</sup> Quarter 2022**

Lifestyle Enhancement Committee (LEC) – Presented by Janie Murnane, Chair

- The Committee reviewed 111 applications during Q3 2022; 26 were approved, 82 were approved with stipulations, and 3 were denied.
- The top LEC violations in the 2<sup>nd</sup> quarter were groom/replenish granite, trim landscape/removed dead plants and trees, parked on street and driveway cleaning, remove stains/sweep debris
- Janie shared that compliance is done according to our CC&R's and Residential Design Guidelines, it is not subjective.
- The exterior change application process was explained.
- No recommendations from the LEC were presented at this time.

Policy Committee – Presented by Andy Anderson, Chair

- There were 5 appeals heard during this quarter; 2 for improper gate entries, 2 appeals for speeding and 1 appeal for improper parking, all were denied.
- The Policy Committee completed a draft revision to the Fine Policy with an emphasis on transponder deactivation. The Committee will review the draft at their 11/08/2022 meeting prior to forwarding it to the Board for action.
- Andy shared that with the ongoing staffing issues experienced by Trident and with the transition to Sunstates, enforcement was temporarily on hold, it has since resumed as of 10/02/2022.
- No recommendations from the Policy Committee were presented at this time.

Gates, Property and Patrol Committee – Prepared by Rick Kesselman, Chair

- The 2022/2023 work plan is complete, and items are in motion.
- A request has been made to MCSO for increased patrols.
- Sunstates Security has commenced operations within our community.
- No Q3 traffic data due to the security vendor transition and previous staffing issues.
- No recommendations from the Policy Committee were presented at this time.

Finance Committee – Presented by Fred Shipley, Chair

- Fred reviewed the Operating and Reserve fund balances.
- Lifestyle Enhancement Fund income is trending lower.
- The Committee had recommended a minimum increase to assessments of 5.25% and amended that to recommend a 6% increase to the Board for approval this evening.
- The Committee welcomed two new members in Q3.

- A recommendation was presented to the Board to cash-out all remaining CDAR investments, paying interest penalties, to increase the overall interest return significantly.

#### **VI. New Business**

- The 2023 Budget recommendations and discussion commenced with Dave Duckworth requesting a motion to approve a 5% assessment increase. Greg Strand made the motion and Janie Murnane 2<sup>nd</sup>. The topic was opened for discussion. Skip Hoeder and Steve Champion shared their concerns and expressed their desire for a 6% increase.
- A vote was called, and the motion for a proposed 5% increase to assessments was approved by the Board in a 3 to 2 vote.
- Dave shared information obtained from a meeting with Daisy Mountain Fire and Maricopa County Sheriff, plus Brad Harrington from ClubCorp and Margaret. Emergency Planning Protocols were discussed with future training options for management, staff and homeowners to be offered. More information to come as planning progresses, an email blast will be sent out.
- The Butler Hansen CPA Engagement Letter was presented for approval. Motion to accept was made by Steve Champion, 2<sup>nd</sup> by Skip Hoeder, a unanimous vote followed.

#### **VII. Open Discussion**

- Two homeowners in attendance expressed concerns and ideas for safety in the community related to speeding and enforcement.
- A homeowner with concerns regarding the future of the fountain refurbishment was present and asked for an update on the project. The Board shared it is still in the budget and will be on a future agenda for discussion.

There being no further business, the meeting adjourned at 7:58pm.

Respectfully Submitted,

*Jacki Nasi*

Executive Assistant