

Village at Anthem Condominium Council of Co- Owners
Board of Directors Open Session Meeting
November 1, 2022
Zoom and Civic Center
3701 W. Anthem Way, Anthem, AZ 85086
6:00 pm

Board Members Present: Jason Richard, Candy Soulliere, Jan Hutton, Jennifer Albrecht, and Kevin Seeley

Management Present: Summer Cole, CAAM Community Manager, Brown Community Management and Micalah Williams, MIT, Brown Community Management.

- I. **Call to Order:** Jason R. called the meeting to order at 6:03pm.
- II. **Establish Quorum:** Quorum was established with 5 out of 5 members present.
- III. **Approved Via Email**
 - a. The pool circuit breaker repair in the amount of \$1,993 was unanimously approved via email. The Board unanimously ratified the approval.
- IV. **Approval of Prior Meeting Minutes:**
 - a. None at this meeting.
- V. **Financial Report**

Summer Cole and Jan H. reviewed the October 2022 financial report. Summer C. reported Cash Operating Assets at \$148,428. Cash Reserve Assets at \$529,371. Total Assets at \$677,800. Epcor water has decreased their rates for Village at Anthem. The pressure relief valves have been replaced. The roof loan of \$500,000 is in reserves and allocated just for roof replacements. Jennifer A. motioned to accept the October 2022 financials. Jan H. seconded the motion. The motion passed unanimously.
- VI. **ACC Report**
 - a. Gina Richard reported on some of the updates from the Village Community Council. Gina encouraged owners to attend the ACC meetings. The ACC will hold a safety focused meeting in November. Please check the ACC website for community events and updates. The ACC raised the 2023 master assessments \$2.00. The ACC also created an enhancement fund to fund the anthem museum, new pickleball courts, racquet ball courts, dog/skate park, and enhancing the volleyball and tennis courts among other future projects.
- VII. **Old Business**
 - a. Roof Report

- i. Jason R. reported the roof replacements are ongoing and 17 full roof replacements have taken place.

VIII. New Business

a. Dog Stations

- i. Mike Ashbridge replaced one dog station with a new style that allows for ventilation. There are 5 total dog stations. Jan H. motioned to allow Mike A. to purchase and install the additional dog stations. Kevin S. seconded the motion. The motion passed unanimously.

b. 2023 Budget

- i. The 2023 budget with a 5% assessment increase was presented to the community. Jan H. motioned to accept the 2023 budget. Jason R. seconded. Owner discussion ensued. Jan H. and Summer C. went over the budget data process and explained the budget would not balance without a slight increase. The motion passed unanimously.

IX. Owner Correspondence

- a. The Board reviewed owner correspondence. One owner requested new plants near their unit. Jason R. and Kevin S. explained the fall/ spring planting process is underway and Kevin S. and Summer C. will be meeting onsite with Caretaker to go over the new locations and plant species.

X. Open Forum

- a. Topics discussed- pool umbrella attachments, pool temperature, pool decking, landscape, and recycling.

XI. Next Meeting

- a. December 13, 2022

XII. Kevin S motioned to adjourn the meeting at 6:55 pm. Jennifer A. seconded. The motion passed unanimously.