

Village at Anthem Condominium Complex of Co-Owners
MEETING MINUTES

Date: December 16, 2021 / 6:00 PM
Anthem Civic Building Community Room
3701 W. Anthem Way, Anthem, AZ 85086

BOARD MEMBERS PRESENT:

President - Jason Richard
Vice President - Juli Kunzer
Treasurer - Jan Hutton
Secretary - Candy Soulliere
Member at Large - Steve Neuman

BROWN MANAGEMENT PRESENT:

Sarah Kielblock, Community Manager

Call to Order by President at 6:00 pm

Guest Speaker – Aaron Baker

Secretary's Report/Approval of Minutes – September 23, 2021 – approval motioned by Juli, second by Candy and approved unanimously.

Treasurer's Report – November 2021, reviewed and motioned for acceptance by Candy, second by Juli.

Old Business –

- a. Community Painting Project – Phase 2 in February
- b. Pool Decking Remodel – Completed
- c. Trash Service Contract – pending.
- d. Roofing Underlayment Replacements – Buildings 12 and 28 are underway.
- e. 2022 Operating Budget – Approved and mailed to all owners.
- f. Tree Maintenance Plan with Caretaker – Scheduled.
- g. Pool Furniture – Completed.
- h. Fitness Equipment Update / Power Rower – Completed.

New Business –

- a. Community Pool Shade Sail – Estimates Review, following discussion, Candy motioned to accept the proposal from AZ Shade Works, second by Juli, Jason in favor, Steve, not in favor – motion carried.
- b. Asphalt Maintenance Proposals – after review/discussion, Steve motioned to accept the proposal from Weems Asphalt, second by Candy and the motion carried unanimously.
- c. Fitness Center AC – after review of the provided estimates, Juli motioned to accept the proposal from TEO Pros, second by Steve and the motion carried unanimously.
- d. Pressure / Building Assessment – Juli motioned to accept the proposal to complete the building testing/valve replacement project by John D'Ambrosio, second by Steve and the motion carried unanimously.
- e. Upcoming Projects – Discussion / Informational

Architectural Committee – nothing pending at this time

Open Forum (3 Minutes per owner) – questions, items of concern from owners presented to Board of Directors to take under advisement as needed.

Adjournment of Meeting – 7:15 pm