

Village at Anthem Condominium Complex of Co-Owners

MEETING MINUTES

Date: September 23, 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 6:02 pm

Guest Speaker – None

Secretary's Report/Approval of Minutes – June 24, 2021 – approval motioned by Juli, second by Jan and approved unanimously.

Treasurer's Report – August 31, 2021, reviewed and motioned for acceptance by Steve, second by Juli and unanimously approved.

Old Business –

- a. Community Painting Project – Phase 1 Completed / Phase 2 planned for fall
- b. Reserve Study Update – Completed
- c. Trash Service Contract – proposals were reviewed, after discussion, motion was made by Juli to approve Waste Management, second by Candy and the motion was unanimously approved.
- d. Dezeret Gates Back Gate System Upgrade – service plan is needed for back gate to allow for offsite programming through BCM – Juli motioned to approve estimate, second by Jan and the motion was unanimously approved.
- e. Roofing Underlayment Replacements – Buildings 12 and 28 are approved, awaiting schedule.
- f. Pool Furniture – Discussion

New Business –

- a. 2022 Operating Budget – In Progress
- b. Landscape Maintenance – Caretaker Landscape will begin maintenance on 10.2021
- c. Upcoming Projects – Discussion / Informational
- d. Pool Decking Remodel – estimates reviewed from 3 vendors, after discussion, Jan motioned to accept the proposal from Saguaro Custom Pools, second by Juli, and the motion passed unanimously.
- e. Community Pool Shade Sail – discussion / planning.
- f. Open Items / As Needed – R/O for pool is tentatively scheduled for 10.05.2021, PRV valves on buildings, testing and replacements underway.

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 – 7:05 pm