



## FLORENCE GARDENS MOBILE HOME ASSOCIATION

Special Meeting of the Board of Directors Zoom Meeting Minutes  
February 9, 2021 – 12:03 PM

Board Members by Zoom:

- Sharon Lee, President
- Nick Treinen, Vice President
- Bill Rimmer, Treasurer
- Chris Vannice, Secretary
- Claudia Keller, Director
- Cherylle Arends, Director
- Ann Schlicht, Director

HOAMCO, Inc by Zoom:

- Yasmin Rodriguez, Association Manager
- Bobbie Hobart, Administrative Assistant
- Kathy Dunkel, Association Assistant

Per the FGMHA Bylaws, Article X, Section 2, President Lee called the special meeting of the 2021 Board of Directors to order at 12:03 pm in the main hall of the clubhouse. All directors were present: Sharon Lee, Nick Treinen, Bill Rimmer, Chris Vannice, Claudia Keller, Cherylle Arends and Ann Schlicht.

Congratulations were offered to the re-elected directors Arends, Keller and Treinen.

The code of Ethics and Rules of Conduct documents were distributed to all directors.

Election Committee Co-Chairs Dianne Riley & Judy Pierce oversaw the distribution of ballots and tallied the results. The outcome was as follows:

- President – Sharon Lee
- Vice-President – Nick Treinen
- Secretary – Chris Vannice
- Treasurer – William Rimmer

The meeting was then turned over to the new president.

Chris Vannice moved the board approved the following individuals for signing on the FGMHA checking accounts: Sharon Lee, Cherylle Arends, Claudia Keller, Bill Rimmer and association manager Yasmin Rodriguez, Nick Treinen seconded the motion, and by a unanimous vote of the board, motion passed.

Discuss and select date and time for an organizational meeting. [The next regular board meeting is scheduled for 19 February 2021.]

Meeting Adjourned 12:47 PM

Prepared by Administrative Assistant Bobbie Hobart

*Christine M. Vannice*

Florence Gardens Mobile Home Association  
**Executive Meeting of the Board of Directors**  
**16 February 2021**

President Lee called to order the executive board meeting on 16 February 2021 at 8:30 am via Zoom. Board members - Sharon Lee via Zoom, Nick Treinen via Zoom, Bill Rimmer, via Zoom, Chris Vannice, via Zoom, Claudia Keller, via Zoom, Cherylle Arends via Zoom, Ann, Schlicht, via Zoom, were present. Yasmin Rodriguez, Association Manager, via Zoom also attended the meeting.

After asking if any corrections should be made to the executive board meeting minutes of 25 January 2021 and hearing none, the president declared minutes approved.

**Meeting with HOAMCO Staff- A.R.S. 33-1804 (4)**

Stacy Maule, Chief Operating Officer, Jamie Nelson, Executive Director of Management Services, and Vicki Jacobs, Regional Director, entered the meeting at 8:30 am and exited at 9:14 am.

**Unit F Discussion- A.R.S. 33-1804 (3)**

Maura Abernethy Attorney at Goodman Holmgren Smith entered the meeting at 9:15 am and exited at 9:33 am.

- Unit F fees were discussed.
  - I make a motion to remove accounts and fees 1288C – A/R Unit F-Capital Improvement Fees \$65,100.29, 1288E – A/R Unit F-Transfer Fees \$9,300.00, 1288F – A/R Unit F- Other \$79,601.00 and reduce the A/R assessments and late fees limited to the 6 year statute as suggested by attorney, Maura Abernethy, on 02/16/2021.

**Bill Rimmer made the motion; Claudia Keller seconded the motion, all in favor. Motion carried.**

- Letter to Bill Johnston was discussed.

**Appeals- A.R.S. 33-1804 (5)**

- Evans – Garden at 3725 N. Indiana Ave. entered the meeting at 9:39 am and exited at 9:55 am.
  - *I move that the Board denies Catherine Evans' appeal for approval of garden fence exceeding 4ft in height.*

**Nick Treinen made the motion; Claudia Keller seconded the motion, all in favor. Motion carried.**

- Hurl – Landscape extension at 3724 & 3726 N. Iowa Ave. entered the meeting at 10:00 am and exited at 10:35 am.
  - *I move that the Board approves a final landscaping extension no later than November 30, 2021 for Mary Hurl based on COVID-19 pandemic and Canada traveling restrictions.*

**Claudia Keller made the motion; Bill Rimmer seconded the motion, all in favor. Motion carried.**

With no further business before the board at the executive meeting, President Lee adjourned the meeting at 11:45 am.

By Association Manager.

Approved: 