

MINUTES

Members Present:

Dino Cotton, Chair
Cody Curl, Vice Chair
Laura Hartman, Secretary
Bob McKenzie, Director
Barb Patterson, Director
Mark Barbee, Director

Members Absent:

Dave Duckworth, Treasurer

Others Present:

Aaron Baker, Executive Director
Scott Newell, Director of Programs & Aquatics
Mike Krask, Director of Parks, Facilities & Construction
Steven Dinkoski, Communications Director
Dana Morgan, Human Resources Generalist
Dee Nortman, Director of Finance
Kevin Foster, Projects Manager
Jonathan Ebertshauser, Legal Counsel
Michelle Taylor, Legal Counsel
Gay Johnson, Recording Secretary

1. CALL TO ORDER

Chair Dino Cotton called the meeting to order at 6:32 p.m. and recognized those in attendance.

2. PLEDGE OF ALLEGIANCE was led by Vice Chair Cody Curl

3. ESTABLISH QUORUM

Chair Cotton established a quorum with six Board members present.

4. CONSENT AGENDA/APPROVAL

Director McKenzie made a motion to adopt the consent agenda, including approval of the November 19, 2025 meeting minutes. Director Curl seconded. Voting took place; the motion passed unanimously.

5. PRESENTATIONS/AWARDS/ANNOUNCEMENTS

A. 2025 Vendor of the Year Presentation

Executive Director Baker announce DLC Resources as the 2025 Vendor of the Year in recognition of their exceptional partnership and outstanding contributions to our community. Chair Cotton, Executive Director Baker and Director of Parks, Fields and Construction Michael Krask presented an engraved plaque to Branch Manager Mike Rasmussen, and Field Manager Bill Redford for their collaborative efforts with the ACC and their alignment with our values.

B. Growth Committee Presentation and Recommendations

Chair Cotton introduced the committee members and turned the presentation over to Jon Parsons with a brief presentation on the TSMC & Halo Vista Research Briefing. At the end of the presentation Mr. Parsons expressed that the committee members are happy to contribute and help. Mr. Parsons suggested making this part of a standing committee perhaps combining the business aspect of it with the development aspect. Committee members were recognized for their efforts. Chair Cotton expressed his appreciation for their efforts, the information shared, then read the recommendation **to accept and archive the findings, presentations, and deliverables for the Anthem Growth Committee as foundational planning resources to guide future growth-related initiatives, strategic development discussions and engagement with regional partners and developers. This includes the adoption of the AGC's final report, Riverside Proposal, GIS overlays, and financial feasibility studies as official reference materials to support both internal planning and external collaboration. The Council retains the ability to seek advisory input from the current or former Committee members as needed to support future growth-related planning or engagement efforts. Director McKenzie moved to accept the recommendation. Vice Chair Curl seconded. Voting took place; the motion passed unanimously.**

6. STAFF REPORTS/FINANCIALS

A. Executive

Executive Director Aaron Baker provided information on the Board of Directors Elections, an ACC Board email vote on Resolution 2025-R-21-First Amendment to ABSC Charter was passed unanimously, update on the North Valley Library, Anthem Neighborhood Watch is still looking for leadership, and Community Center Locker Room update.

B. Business Services

Executive Director Aaron Baker provided a brief overview of Commercial Compliance activities.

C. Human Resources

Human Resources Generalist Dana Morgan provided a snapshot of the workforce, training and development, and future projects, as well as employee relations and teambuilding activities.

D. Programs

Director of Programs & Aquatics Scott Newell provided highlights from the posted documents supporting the open meeting including upcoming Aquatics, events and classes in Sports & Fitness, Parks/Fields and Security updates, events and classes in Youth/Family Programs.

E. Parks, Facilities and Construction

Director of Parks, Facilities and Construction Michael Krask gave the report from the posted documents supporting the open meeting on Facilities, Landscaping, Parks, and Construction projects completed, in progress, and upcoming.

F. Capital Projects

Director Krask continued with an update on Capital projects for the Dog Park modifications in progress, update on the Liberty Bell Park Facilities Master Plan working group recommendations to be presented as an agenda item and resurfacing existing Pickleball courts reserve project update scheduled for May.

G. Financials

Director of Finance Dee Nortman provided a summary of 2025, noting it is a preliminary year-end report, pending year-end adjustments and audit review in February. Full disclosure financial statements are posted at anthemcouncil.com as part of the documents supporting the open meeting.

H. Special Events and Communications

Communications Director Steven Dinkoski provided a report on Special Events and Communications from the posted documents supporting the open meeting.

Director McKenzie made a motion to accept the Staff and Financial reports with sincere thanks of the Board. Director Barbee seconded. Voting took place; the motion passed unanimously.

7. COMMITTEE UPDATES AND ACTION ITEMS

A. Update from the Finance Committee

Director of Finance Dee Nortman provided the update, in Finance Committee Chair Duckworth absence, Director McKenzie attended in his place for their meeting on January 27. The committee viewed the financials, investments were reviewed with the adviser and briefly reviewed the audit schedule.

B. Update from the Growth Committee

Chair Cotton provided since the members presented this evening the committee is done.

C. Update from the Anthem Business Support Committee

Co-Chair McKenzie provided the update of their first meeting on January 8 with ideas from the members and a briefing from Executive Director Baker on signage with differences between ACC, city and county rules. The next meeting will be February 5.

Director McKenzie made a motion to accept the Committee reports. Secretary Laura Harman seconded. Voting took place; the motion passed unanimously.

8. OLD BUSINESS

A. Liberty Bell Park Facilities Master Plan Project

Project Manager Kevin Foster provided a working committee, with Director Patterson, Director Barbee and four residents, met three times in December to discuss options in six areas of the park to improve from the posted documents. Discussion took place on the different areas, the use of astroturf sparingly to accompany shade, struggles of grass under trees, consideration of shade structures and trees to be trimmed or addressed. Chair Cotton proposed to receive the working group recommendations and defer action to a future meeting. Director Barbee inquired as to the original budget. Mr. Foster stated it is \$500,000. **Director Barbee made a motion to accept, but with sticking within the budget of \$500,000 from what is here, asking to limit artificial turf as you can and stay at or under budget.** Mr. Baker clarified that the money is coming from two separate funds, enhancement and reserve. Director Barbee asked for an estimate of what would be allotted from the list to each of the funds. Chair Cotton suggested that the board is well withing their rights to defer a month in order to come up with a refined model and look at this next month. Director Barbee withdrew his motion. Vice Chair Curl verified with Mr. Foster that the start of the project would be post summer. **Vice Chair Curl made a motion to come back after we have sat on this a month and let us have further action next meeting so that we can review this, look over the budget, have something we're all with and then move forward and know this will be after the summer season. Director McKenzie seconded.** Director Patterson stated she will be absent from the February meeting and after spending much time with the group would like to come back with some options for discussion and in March have a vote. **Vice Chair Curl adjusted her motion to move this out into the March session. Director McKenzie seconded.** Chair Cotton opened the discussion up to those in attendance. Resident Shari Miller voiced her opposition as one of the original members of the Facility Master Plan Project and that when the board decided in 2023 to remove the Hastings Field project that the committee would not have voted to move forward with only Liberty Bell as the Hasting Field proposal included meaningful communitywide improvements to benefit the entire community, not just residents living near the park. Reserve funds should be used to refresh and maintain existing equipment, but enhancement funds should not be used for this project as it is a maintenance project. Chair Cotton appreciated the opinion and added that there had been much prior adversity and public opinion, but this is a well thought out process that took public feedback, created a committee, had open participation between board members, staff and public opinion, with a refined version brought before the Board. He also provided that the feedback

and opinion is appreciated and that the board will take that into consideration. With no other comment Chair Cotton asked for a vote. **Voting took place; the motion passed unanimously.**

B. Resolution 2026-R-01 - Community Center Locker Room ERV Modification

Director of Parks, Facilities and Construction Michael Krask provided a summary of the status of the remodel of the current contractor, separate the ERV to be replaced and then competitively bid the environmental controls system. The recommendation is to accept the proposal for an amount not to exceed \$53,268, the actual proposal is \$38,268 with a \$15,000 contingency to be used only if necessary. **Director McKenzie moved to accept the recommendation. Director Patterson seconded.** Chair Cotton opened up for discussions from the Board and the public. Seeing no comments, he moved directly to vote. **Voting took place; the motion passed unanimously.**

C. Upcoming Facilities Master Plan Process

Executive Director Baker highlighted the six-phase approach to the next plan from the posted documents supporting the open meeting. Director Patterson inquired about the professionals that would be asked to review the projects and voiced concern regarding the expense. Mr. Baker provided it would either be an engineer, architect or landscape architect, depending on the nature, ideally a firm with a broader range of capabilities to deliver consistent answers to inject some objectivity and professional opinion and bring it back to the board for consideration. Chair Cotton inquired as to how submittals would be accepted. Mr. Baker highlighted that there will be a packet developed with the process outlined open to residents and staff. Chair Cotton called upon public comment. Resident Bridget Clemens expressed concern about safety, suggesting a place for a bicycle track to safely drive their bikes and off the street. Chair Cotton provided that the ACC has very little land to develop, a certain amount of land is allocated to natural area open spaces by the Army Corps of Engineers and the plan moving forward is to upgrade the existing amenities. Secondly, the ACC would bear a significant amount of responsibility and require the community to be heavily insured. He encouraged to contact state legislature and the governor to control and regulate the electric bicycle epidemic. Realistically for a project of this type, to find a person who owns land who would be willing to take out an insurance policy to protect themselves to build a track, charge kids and take on the insurance risk. Mr. Baker added that the consideration of noise, risk financial burden to the community for that type of activity. Resident Sylvia expressed concern for safety inquiring about the possibility of signs posted in the smaller neighborhood pocket parks to curtail destructive activities, similar to the main park. Mr. Baker provided that the neighborhood parks are underneath the HOA, but he will pass along the comment to the HOA's. Chair Cotton also encouraged contacting the police, as they are required to respond, and, in his opinion, corrections will need to be made at the legislation level to create regulations to require bicycles to be registered. Chair Cotton then asked for a motion. **Vice Chair Curl moved to approve the Upcoming Facilities Master Plan Process. Director McKenzie seconded. Voting took place; the motion passed unanimously.**

9. NEW BUSINESS

A. Resolution 2026-R-02 – Professional Cleaning and Janitorial Services Contract

Executive Director Baker highlighted information from the posted documents supporting the open meeting, with five vendors submitting proposals that were analyzed by staff, ultimately three were invited for interviews. Staff recommends Desert Oasis Commercial Cleaners based upon their qualifications, references, responsiveness, competitive pricing, understanding of the ACC needs and quality of expectations and to extend a contract for 2026 and 2027. Director Barbee inquired as to why we went away from MJ Maintenance Services. Mr. Krask provided that during the last procurement process they declined to bid. **Director McKenzie moved to accept the recommendation. Director Hartman seconded.** Chair Cotton opened the discussion from the board. Director Barbee expressed his concern over upcoming project expenses and that with the history of the previous provider MJ was the lowest of the three bids. Mr. Krask provided that the consideration was not only price but expectations and services provided, which are met with the current provider Desert Oasis. Vendor Aerin Jacob, stating he is a vendor who voluntarily left after 10 years with the ACC, was called back to offer a proposal for janitorial, voiced his concern of being the lowest bid and the two highest bidders are not independent competitors that self-perform their work, subcontract out and undermines the competitive nature of the RFP process. Director Patterson inquired as to the reason they would want to return to work with the ACC after walking away. Mr. Jacob provided since the beginning of the process to the present that he questioned the decision when the two bidders are subcontractors of each. Mr. Baker provided that internal discussions about those very points had occurred, staff were aware and that played into the process. **Voting took place; the motion passed by a vote of 4-1 (Director Barbee opposed, Director McKenzie abstained).**

B. Resolution 2026-R-03 –Community Center Pool Coping Stone Contract

Director of Programs and Aquatics Scott Newell provided background from the posted documents supporting the open meeting, previously discussed, with the sole-source for the coping stones and proposals for the lap pool and waterpark. Director Patterson inquired about the projected life. Mr. Newell provided 20-25 years. With no other comments, Chair

Cotton asked for a motion. **Director McKenzie moved to accept the recommendation. Director Barbee seconded. Voting took place; the motion passed unanimously.**

C. Review of Bylaws and Code of Conduct Discussion

Director McKenzie requested that this agenda item be deferred to the next meeting, with the absence of Treasurer Duckworth who was one of the requesters. With no objections, Chair Cotton tabled the discussion to the next meeting.

D. Resolution 2026-R-04 – Property Fund

Director of Finance Dee Nortman provided background of the discussion started by the Finance Committee to create a new fund that would house the fixed assets and related depreciation in a separate fund. This would keep the consolidated financials the same and move items out of the operating fund for clearer understanding and transparency. Commonly used in larger communities for that reason and also keeps the balance sheet from appearing over-inflated, effective December 31, 2025 and in place for the annual audit. Director McKenzie commented that this a well thought out and necessary for transparency. With no other comments, Chair Cotton asked for a motion. **Director McKenzie moved to approve the recommendation. Vice Chair Curl seconded. Voting took place; the motion passed unanimously.**

E. ACC Strategic Pillars and Priorities

Executive Director Baker provided an update from the previous presentation on the ACC Strategic Pillars and Priorities from the posted documents supporting the open meeting, stating four priorities were added under the existing pillars. Chair Cotton suggested some future amendments to Regional Growth pillar, possibly tied to another pillar and add a new pillar or just stick with three.

10. FUTURE BOARD AGENDA ITEMS

Director McKenzie proposed that Mr. Parson’s suggestion that the duties of the Growth Committee be merged into or set up as a standing committee should be a discussion item for the February meeting. Director Barbee agreed. Chair Cotton clarified that it will be for discussion in February for possible action in March.

11. OPEN DISCUSSION

Chair Cotton called upon a comment form submitted via email by resident Joseph Schmid. With no response and no further comments, he moved directly to the next item.

12. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8:47 p.m.

Respectfully Submitted,

Laura Hartman, Secretary
On Behalf of the Anthem Community Council Board of Directors