

A History—1981-2011

Picture from Original Sales Brochure

Wintergardens History Committee

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Source Documents

Original Sales Brochures

Placemat created by Harry and Diane Blacker from the Original Sales Brochure

Yuma County Registrar of Deeds

City of Yuma Zoning Department

The Yuma Sun, March 12, 1972

Letter from Lorene Willie to Thelma Basista

Letter from Jane Thisselle to Glen and Doris Macomber

Memories of Shareholders and Children of Original Shareholders

Minutes of Board of Directors Meetings

Cable Television Cable Service Agreement, October 1986

Management Agreement between Robert Ward and Winter Gardens Co-op, March 15, 1987

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Wintergardens Co-op History

Introduction

What is a Co-operative?

Wintergardens Co-operative is a non-profit corporation. The Co-operative was organized and charged with the responsibility of developing and maintaining a mobile home and recreational vehicle park. The Co-operative issued 182 shares. Each share purchase gives the shareholder undivided ownership of 1/182 of the entire park with a Proprietary Lease for a specific space. The sale of the share is separate from the sale of the living unit which is private property.

The Co-operative provides residents with recreational vehicle, park model, and mobile home spaces as well as community facilities that contribute to a pleasant lifestyle. An individual shareholder can enjoy the many amenities and activities in the park.

Park Operations and Activities

The seven members of the Board of Directors are each elected for three-year terms by the shareholders. This governing body is directed by the By-Laws of the Corporation and is responsible for the general operation and maintenance of the park. The Board's goal is to keep the park in excellent condition. A resident caretaker supervises the park and a maintenance person cleans the buildings and maintains the grounds. An office manager is employed to do the day-to-day business for the park and shareholders. Individual shareholders maintain his/her space while in residence. Some shareholders use Wintergardens as their year-round residence.

Activities have always played a large role in the social life at Wintergardens. Under guidelines approved by the Board of Directors, the Activities Committee coordinates the various activities. Shareholders are selected for membership on the Activities Committee and approved by the Board. There are breakfasts twice a month, special park gatherings, organized dances, cards, crafts, pool, shuffleboard, horseshoes, potluck dinners, and numerous social gatherings throughout the Park. The Park has a heated swimming pool and two therapy pools. Laundry facilities and showers are also available to all residents of the Park.

Early History

Land

In order to quickly identify every piece of property, Arizona assessors use a "Book-Map-Parcel" system. Each property has been assigned a unique number which identifies it. Every county has been divided into areas which are referred to as "Books." Each book is broken down into "Maps." Each map illustrates roads, canals, railroads, etc. Also illustrated are the boundaries of every separate property owner. Each property owner's land is identified by a "Parcel Number." Wintergardens identification number is

Book 113 – Map 15 – Parcel 2 (Old Number)

Book 632 – Map 16 – Parcel 002 (New Number)

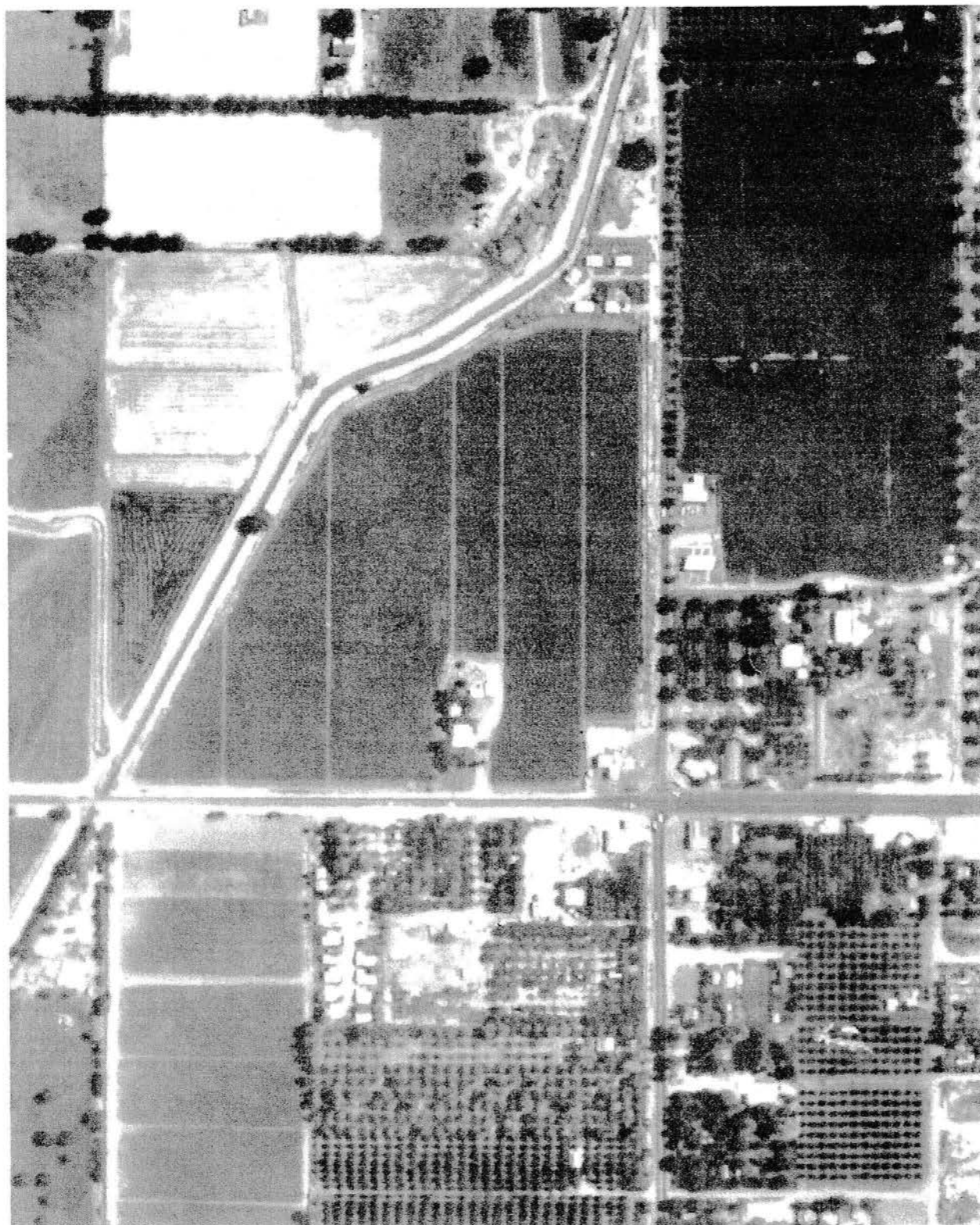
Wintergardens Co-op Park's address is 2700 W. 8th Street, Yuma, Arizona 85364. The legal description is:

The South 680 feet of that part of the Southeast quarter of the Southeast quarter of Section 119, Township 8 South, Range 23 West of the Gila and Salt River Basin and meridian, Yuma County, Arizona, lying east of the centerline of the United States Bureau of Reclamation Thacker Canal:

EXCEPT THE South 183 feet of the East 172 feet; EXCEPT the South 33 feet and EXCEPT the East 40 feet thereof. (Aerial maps 1957, 1973, 1998)

The land is bordered on the North by Orchard Gardens Co-op Park, the East by Avenue B, the South by 8th Street, and the West by Thacker Canal. At one time, the park land, including Orchard Gardens, was farmland.

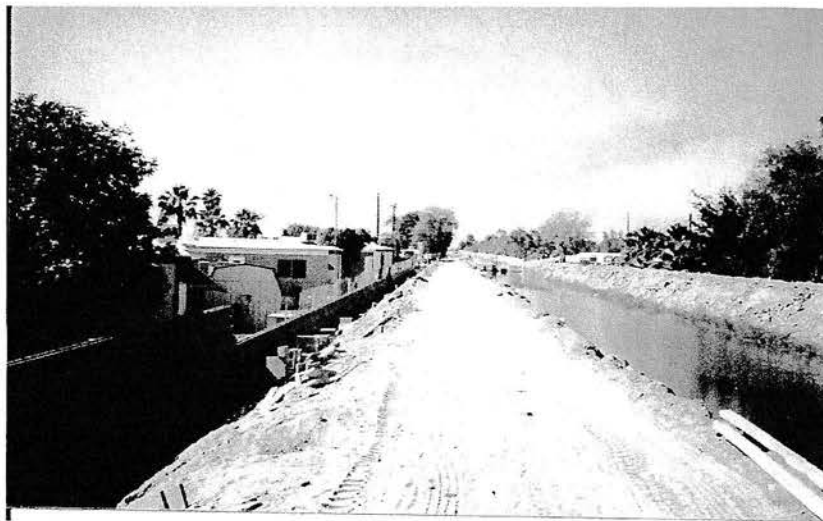
The city developed plans for other uses of the land in the area. A cemetery was planned for the land on Avenue B between 8th and 10th Streets. Permits were denied because the water level was too high. The area became a very successful date farm until it was sold in 2007. At the present time the date trees are being sold and transferred to other areas. Some of the land is being used for cash crops such as seed onions, cauliflower, etc. Also, across 8th Street was the Sheltering Palms Family Trailer Park. Police were called many times because of drug use and other disturbances. Eventually the units were moved and the land was to become a shopping center. As of today, it is just an empty area.



1957 Aerial Map

The Canal

The Thacker Canal was named after J. M Thacker. Thacker is listed as an officer on the original 1903 Articles of Incorporation for the Yuma County Water Users' Association. His grandson, William Thacker said that the family owned land in the valley and still do. The Thacker Canal was an open canal until 2005 when it was lined and covered to prevent leakage, evaporation, and pollution. At that time, the Co-op began using water from the Canal.



Thacker Canal Before Lining



Thacker Canal after Lining--2012

Ownership

The land where Wintergardens is located was desert and scrub land in Yuma County, Territory #34. The first owner we could find was Frank M. Silverthorn, according to the Yuma County Registrar, Book 56, Page 117. He sold the land to George C. Edwards on February 4, 1925, for \$500 (Book 56, Page 117). On October 16, 1942, George C. Edwards sold the land to Edward C. Rounds, (Book 90, Page 429.) The next day, Edward C. Rounds, sold it back to George C. Edwards and Catherine Edward, joint tenants, (Book 90, Page 430). On September 3, 1964, Catherine Edwards sold the land to Arthur and Lorene Willie.

In 1971 Art and Lorene Willie, retirees from Kansas City and Independence, Missouri, started building Willies Wintergardens Mobile Home Park at 8th Street and Avenue B in Yuma, Arizona. When completed, the Park was to have more than 100 spaces and was built on 10 acres of a 15-acre parcel. (*The Sun, Yuma, AZ, March 12, 1972*)



Art and Lorene Willie

The Willies planned their Park with what they considered “good” features that they found during their travels. Because the Willies liked space, each travel space was 2,000 square feet. The plan included a line of permanent mobile home spaces around the perimeter with travel trailer spaces in the center. The park rules included no pets and no children.

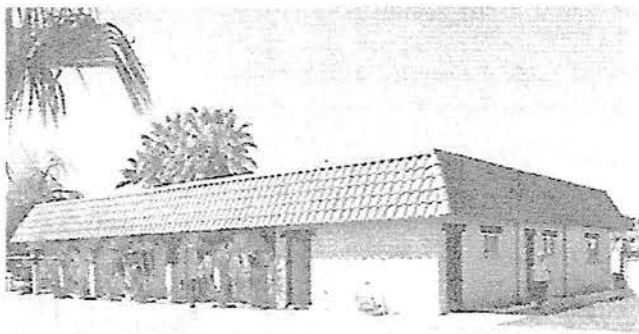
Willie did most of the work himself—pouring concrete foundations and slabs, drawing and implementing the landscape design, and laying the blocks for the clubhouse. The landscape included grass and trees on each lot with a white fence around the park. In one of the mesquite trees, two roadrunners “cheered” Willie on as he was working. He and others in the park fed them goodies

The Willies started laying out the streets, spaces, water, sewer lines, etc. for the first 36 spaces—the front part of the park. The summer was so hot they poured slabs from 6 a.m. each day, getting two done a day. After the slabs were poured, they would spend the rest of the day digging sewer, water, electric lines, and underground facilities and installing them in progression. That October, they were ready for their first customer—a couple from South Dakota. The first mobile home in the park belonged to Nelson Holmes. They arrived before the streets were paved and had to park along the side of the road west of the swimming pool. The paving of the streets was completed in October 1971, and the rest of the Park filled up quickly. Tanner Paving put in and blacktopped the streets, and Jerry Thomas Construction Co. installed and connected the sewer system to city sewer.

Picnics, potlucks, etc. were held in the grassy park area as there was no clubhouse. That fall the Willies put in the first two shuffleboard courts. Almost everyone reserved their space for the next year. Other Yuma parks asked the Willies for their projected new spaces for the second year.

In a letter from Art and Lorene Willie to Thelma Basista (original shareholder Space 50) dated January 28, 1983, Lorene stated that the 1972 article in the newspaper was well written and accurate. She also said that there were several mesquite trees in the recreation area and that the group of palm trees by the shuffleboard court was planted from seedlings taken from the two big palm trees south of the clubhouse. The original farm house was an adobe house located where the swimming pool is now. A smaller house had been built on the slab where the two barbeque ovens were but this house burned down scorching the nearby palm tree. With lots of watering, the tree came back. The palm trees at each site were planted in a three-year period as the Park was being built, and the male (fruitless) Mulberry trees were planted in each section. This tree was chosen because it was fast growing, shed no berries, shed their leaves in winter when lots of Arizona sunshine was a plus for the visitors, and offered extra shade in the summer when the year-round residents liked shade.

In the same letter, Lorene stated that when they first came to Yuma, they stayed in other parks. The property at 8th Street and Avenue B had a For Sale sign on it and the Willies were told it was no longer available. When they were just about ready to give up and in fact had left Yuma, the Willies were informed by their real estate agent that the deal for this property by a Texas group had fallen through. The Willies immediately told him to "grab it," and they returned to Yuma the next day to close the deal. According to Lorene, this was completed in May 1971. They moved their travel trailer across the street from Wintergardens and lived in Sheltering Palms for about a month while they cleared a site to put their trailer on. The site they chose was the old horseshoe court. They found a water line to the old house and a broken down septic tank to hook into. The electric company ran in a line. The old home site (the recreation area) was covered with trash, old cans, bottles, etc. The Willie picked up and hauled to the dump about 50 truckloads of trash. All the remaining acreage around the home site had been planted with wheat, which was about ready to be harvested. After the wheat was cut, they mowed and baled over 550 bales of wheat straw which they later sold.



Original Clubhouse—Taken From Original Sales Brochure

In the spring of 1972, the Willies started to build the clubhouse and the second group of about 42 spaces—the area north of the clubhouse. The clubhouse was to be 70 feet long and 47 feet wide to accommodate a meeting space for cards, games, potlucks, or film showings. It was built in the Mediterranean style of white slump blocks. The laundry facilities were included as part of the clubhouse and a picnic area with a large barbeque oven was also planned. They worked on the clubhouse from February to May and then

stopped to complete the second phase of the park. The clubhouse was completed for the first Thanksgiving dinner, and a third shuffleboard court was added in the fall. In addition, the Willies planned a horse shoe court, a croquet court, installed a shuffle-board court, and a therapeutic pool. Willie expected the park to be finished in two more phases at an estimated cost of \$100,000.

Lorene wrote that the second season was very enjoyable with lots of activities in the clubhouse—night and day. Every Sunday night they had “excellent” movies. According to Lorene, the third season was a repeat of the second season. About 40 spaces in the North section were added, and the west 5 acres were left in alfalfa.



Early Recreation Area

After developing the Park, Arthur and Lorene Willie sold the land to Rodney R. and June Skelton on March 4, 1976 for \$465,000. The property was annexed to the City of Yuma on October 16, 1976. At this time, the assessed evaluation of the park was \$50,939. The parcel being annexed also included the land to the North across the street from the Catholic Church belonging to Holsum Bakery. The total assessed value of the parcel being annexed to the city, including Holsum Bakery land, was \$51,842. Later Holsum Bakery was denied a building permit from the City because the plan wasn't compatible with the City's Land Use Plan for future development of the area. Holsum Bakery later sold the land.

On August 1, 1979, Rodney R. and June Skelton sold the park to Wintergardens Associates, a partnership. The partnership consisted of three lawyers from San Diego who bought the park as an investment. They hired Jacobson Realty Company of Yuma to develop the park as a Co-operative. They hired Jane Thisselle of Tucson who had developed “Far Horizons,” a Co-operative in Tucson. Jane's son-in-law had access to legal information whenever she needed it. A trailer was set up south of the clubhouse for her office, a brochure was developed, and lots were being sold.

Al and Betty Wehmeier, original shareholders of Space 19, came to Yuma in 1979 with another couple and stayed at another RV park. They found Wintergardens and rented lots 159 and 160. In February they had a planned trip to Hawaii. Before leaving, Al attended a residents' meeting where the owners were selling the lots for \$16,000 each. Residents were told they had to buy their lots if they wanted to stay. The price for the lots was more than many could afford so a mass exodus took place.

According to Betty Wehmeier, the residents joined together, pulling out at the same time. As they were leaving, they drove over the plants and cacti—anything that was in their way. The park was a mess. The residents moved to Del Valle Park on Ave B. When the Wehmeiers returned from their trip, all the trailers were gone except for the one on Lot 117. A Mrs. White had paid for her lot, was handicapped, and could not be evicted.

According to this brochure, Wintergardens Co-op was an adult mobile home and RV Community. (Picture on front page is a copy of the picture from the brochure.) There were 5 double-wide spaces at \$16,000 per share; 81 single-wide mobile home spaces at \$15,000, per share; 96 R.V. spaces at \$10,000 per share. Payment Terms: a 10 percent discount for cash payable at anytime during the first two years after application is accepted or 15 years at 12 percent with a note and pledge of the share. No Down Payment. First Monthly Payment was due with application. Shareholders choosing a time payment plan were allowed to exercise voting privilege during the period they are paying on the note.

Financing terms were:

	<i>Doublewide</i>	<i>Singlewide</i>	<i>RV</i>
<i>On note to purchase share</i>	<i>\$192.03</i>	<i>\$180.03</i>	<i>\$120.00</i>
<i>Assessment charge</i>	<i>\$ 40.00</i>	<i>\$ 35.00</i>	<i>\$ 25.00</i>
<i>Collection account charge</i>	<i>\$ 1.25</i>	<i>\$ 1.25</i>	<i>\$ 1.25</i>
<i>Total Monthly Payment</i>	<i>\$233.28</i>	<i>\$216.28</i>	<i>\$146.27</i>
<i>ONE TIME charge to set up collection</i>	<i>\$ 35.00</i>	<i>\$ 35.00</i>	<i>\$ 35.00</i>

30th Anniversary Committee



Row 1: Margaret Begg, Sharon Shaw, Diane Blacker, Verna Ward, Marybelle Carlson, Shirley Rose, Jean Nolte Jewell, Geri Paylor, Glenna Transtrum; Row 2: Loraine Bickel, Gail Thompson, Lou Creely, Donna Penrod, Delores Krall, Ethel Hutchins, Colleen Fry, Deanna Burns, Charle Tande, Anita Schleifer

Amateur/Talent Show



Amateur/ Talent Show The Wedding—1986
Hank Powers, Al Wehmeier, Bill Harris, Dan Ohrt, Jim Read, Virgie Pilkenton, Rusty Krall



Amateur/Talent Show--Red Dog Saloon --1998 Ed Gholson, customer, Jim Jewell, Bartender, Jean Jewell, Lady of the Night, Mike Fafonoff, customer

The Transition

Title to the Property formerly known as Wintergardens Trailer Park was transferred by warranty deed from Wintergarden Associates to Wintergardens Co-Operative on April 10, 1980. The Transition Committee of five members, Glen Macomber, Ken Hanson, Dorsey Riggs, Pete Peterson, and Jack Lowder, was formed. The purpose of this committee was to act as liaison for the members to the previous owners.

The Transition Committee met with the Directors of Winter Gardens Associates on February 13, 1981, in the office of Tom Choules, Attorney for Winter Gardens Associates. Jane Thisselle, saleswoman for the development, also was present.

The Committee understood the purposes for which it was appointed to be three-fold:

1. To become well informed in regard to the financial structure of Wintergardens Co-Operative and to report these findings to the shareholders.
2. To learn what specific improvements were still to be made by the sellers, Winter Gardens Associates, prior to transferring management of Wintergardens Co-Operative to the shareholders of the organization.
3. To make inquiry regarding probable time and procedures for transition in management of the Co-Operative.

The Transition Committee presented the following report at a shareholders' meeting:

1. Financial and Legal Structure of Wintergardens Co-Operative in Relationship to Mortgages (Deeds of Trust) and Title
 - a. Title to the property formerly known as Wintergarden Trailer Park was transferred from Rodney R. Skelton and June L. Skelton, his wife, to Winter Gardens Associates by warranty deed on August 1, 1979.
 - b. Title to the above property was transferred by warranty deed from Winter Gardens Associates to Wintergardens Co-Operative on April 10, 1980.
 - c. The park property now owned by Wintergardens Co-Operative is subject to a "wrap-around" deed of trust which of this date is in the amount of \$690,405.91. Included in this amount is a first mortgage (Agreement of Sale obligation) from the Skeltons to Arthur L. and Lorene Willie in the present amount of \$320,457.
 - d. The escrow plan set up by Winter Garden Associates with the Yuma Title & Trust Co. provides for the following:
 - i. All payments on shares sold, whether by installment or full cash settlement, are made to Yuma Title & Trust Co.
 - ii. 70% of each payment, exclusive of maintenance fee, is set aside as a fund to cover mortgage payments, and this fund cannot be used for any other purpose before the mortgages are satisfied. Interest on the fund is available to Winter Gardens Associates, the seller.
 - iii. 30% of each payment is placed in a fund for the use of the seller, except that it also becomes a guarantee of mortgage payments if the 70% fund should prove inadequate at any time.

2. Improvements to be made by the Sellers.

- a. The sellers will make every effort to complete the blacktopping of the roads of the park this summer, but will do no further work on the roads already blacktopped. Should it not be possible to get this work done before transfer of management in the late fall of 1981, the sellers will provide the new Board of Directors of Wintergardens Co-operative with an amount of Twenty Thousand Dollars (\$20,000) to be used for the completion of roads. This sum is believed by the sellers to be adequate to do the job.
- b. The sellers presently are planting trees in the newer sections of the park, and this undertaking will soon be completed.
- c. The sellers will complete renovation of the old Jacuzzi pool. The question was raised by a member of the Committee of whether or not the sellers would give \$1,200, the estimated cost of renovation, to the Co-operative for purposes other than pool renovation if the shareholders so desired. Mr. Cranfill said they probably would, but advised strongly against this action, calling attention to the facts that some \$8,500 was already invested in the pool, and a new heating element has recently been installed. The Committee concurred with this point of view, so renovation of the pool will be completed unless the majority of shareholders should express themselves to the contrary.

3. Transfer of Management Responsibility.

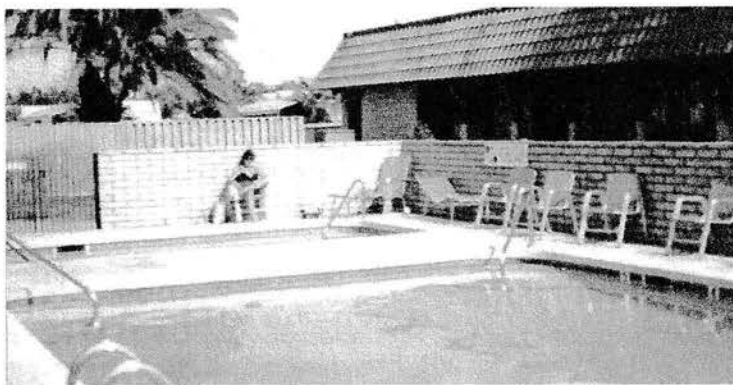
The transfer of management responsibility for the Co-operative from its present directors to the shareholders of Wintergardens Co-operative presents many diverse problems, some of which require immediate attention and intensive study. After considerable discussion, it was the consensus of the group that the transfer should take place as early in the fall as possible following the return to Yuma of enough shareholders to make this action possible. The goal of 155 shares sold is essentially met as of the time of this report, but it was thought by the Committee that the sellers should have the summer to complete works of improvement prior to the transfer of management responsibilities.

The sellers and present managers of the Co-operative recommend that a transition committee of five members be elected immediately by the shareholders of Wintergardens Co-operative, and that this committee be given full and necessary powers to effect the transition of management and to act as a temporary Board of Directors until such time as a regular Board of Directors can be elected. The Transition Committee was voted to serve as a temporary board until the annual election.

The agreement with the previous owners called for 80 per cent of the shares to be sold before we could take over operation of the park. This figure was reached in April 1981. However, the members decided not to take over ownership until November 1, 1981, at which time the Co-op was officially formed. A share cost \$8,000 cash or a local bank would finance it

at 12 percent interest. If the loan was paid within 24 months, a 10 percent discount was received, bringing the cost of a lot down to \$7,200. Title insurance was included at no extra charges.

The park also encouraged shareholders to bring pets and provided pet runs. Small children were encouraged to stay on a "short term basis."



Swimming Pool 1981

The features of the Park were tree-lined streets, underground utilities, cable television, shaded trees, a large recreational center, swimming pool, two therapy pools, four lighted shuffleboard courts, and laundry facilities. Other features listed included protection from rent increases, building equity in your property, having a voice in management, selecting the site you wanted, year-round protection, and maintenance of the property.

By April 1981 the Transition Committee had sold 80 percent of the units and Wintergardens Co-op began. In a letter from Jane Thisselle to Glen and Doris Macomber, Jane related that the Committee had purchased the "pipe and etc." to go under the roads for future use as the blacktopping should be done around May 1. She reported that the Committee had made her responsible for keeping track of the payments and how the money was spent. She also stated that lots 142 and 143 were left in mobile spaces and three small RV spaces, all cancelations had been sold, and the stock records had been started.

The Transition Committee, consisting of Ken Hanson, Glen Macomber, Pete Peterson, Jack Lowder, and Dorcey Riggs completed the transition from private ownership to co-operative October 31, 1981. The first annual meeting was called to order by President Glen Macomber on Wednesday, December 2. There were 128 shareholders present and 33 proxies were submitted. In December, the Transition Committee called the first meeting of Wintergardens Co-op with 128 shareholders present and 33 proxies. The meeting to elect the Board of Directors was set for January.

The Wintergardens Co-op outstanding balance was \$665,016.70 with interest paid. The original amount on July 27, 1979, was \$700,000. When the Co-op was originally financed, a trust fund was set up in which shareholders made their mortgage payments. In 1984, the treasurer reported that within the next year or so, 26 to 28 per cent of the shares would be paid off. This principal payoff would be around \$172,000. The Associates were not interested in an early payoff of \$500,000.

The annual election was scheduled for the first Wednesday in December 1981, but adjourned until the second Wednesday in January 1982. It was at this time the first official Board of seven members was elected. The first Board members were Ken Hanson, President, Dorcey Riggs, Vice President, Jane Thisselle, Secretary, Joyce Hoffman, Treasurer, Glen Macomber, Oliver Lammers, and Pete Peterson

Early Park Pictures



Melody Lane, Lot 163



Taken From Clubhouse Toward Easy Street, Lot 43



Bourbon Street From Space 130 in 1982



Before the Park Model--1981



Digging Dry Well in Front of Lot 74



Looking for Water Leak—Old Well Tank behind Truck

Original Shareholders

1. Jane Thisselle, 1980
2. Lynn and Pauline Knight, 1981
3. Fran and Fran Illias, 1980,
4. Delmar and Thelma Engelking, 1981
5. James and Helen Bloomfield, 1981
6. Neal and Blanche Crayne, 1981
7. Winter Gardens Associates, 1981
8. James and Veda Wrigley, 1981
9. June or Josephine Armstrong, 1981
10. (Sheldon) Ed and Lucille Koser, 1981
11. Ole and Olive Torset, 1981
12. Daniel and Jean Ohrt, 1981
13. Kenneth and Ila Hanson, 1981
14. George and Dorothy Matuska, 1981
15. Thomas and Doirs Wortendyke, 1981
16. Virgil and Emelie Lammey, 1981
17. Marvin and Bernice Centers, 1981
18. Virgil and Joyce Pilkenton, 1981
19. Alyn and Betty Wehmeier, 1981
20. Claude or Agnes White, 1981
21. Claude and Agnes White, 1981
22. William or Jean Oakley, 1981
23. Dayle and Dorothy Larson, 1981
24. Joseph and Edithanne Flynn, 1981
25. Reed and Wanda Keso, 1981
26. Willard and Mary Myrfield, 1981
27. Eleil and Helen McKay, 1981
28. (Russell) Rusty and Dolores Krall, 1981
29. Edward and Irene Job, 1981
30. Robert and Evalyne Wideman, 1981
31. Edward and Margaret Gholson, 1981
32. (Le Roy) Andy and Lena Anderlik, 1981
33. Ted and Edna Winn, 1981
34. Parker and Isabell Boyd, 1980
35. B.F. and Norene Jones, 1981
36. John and Margaret Reinika, 1981
37. Homer and Louise Petersen, 1981
38. Arthur and Florance Hall, 1981
39. Grant and Phyllis Beck, 1981
40. Myles and Helen Partellow, 1981
41. Carroll and Deila Erickson, 1981
42. Barry and Lucile Lindquist, 1981
43. Ivan and Viola Lake, 1981
44. Robert and Patricia Ward, 1981
45. Arthur or Linella Edwards, 1981
46. T. C. Polk or Nugget Macomber, 1981
47. Ralph and Dora Rabidue, 1981
48. Carl and Georgiana Inman, 1981
49. Robert and Viola Salter, 1981
50. Frank and Thelma Basista, 1981
51. (John) Jack and Ruby Cosgrove, 1981
52. James and Elinore Read, 1981
53. Dorcey and Belva Riggs, 1981
54. Myrland and Charlotte Gilbert, 1981
55. Rueben and Eva Haugen, 1981
56. Milo and Ruth Mortenson, 1981
57. Willard and Mary Myrfield, 1981
58. Frank and (Elizabeth) Betty Kuoni, 1981
59. John and Harriett Munger, 1981
60. Albert and Joyce Hoffman, 1981
61. (Edward) Bud and Virginia Castrow, 1981
62. Chuck and Opal Cook, 1981
63. Lyle and Betty McDonald, 1981
64. Roland and Gladys Walker, 1981
65. Carl and Georgiana Inman, 1981
66. Dorcey and Belva Riggs, 1981
67. Edgar and Serine Munger, 1981
68. William and Edyth Allen, 1981
69. Frank and Thelma Basista, 1981
70. Ralph and Veryla Gibbs, 1981
71. Ralph and Veryla Gibbs, 1981
72. Howard and Lucille Mansfield, 1981
73. Keith Macomber, 1981
74. Kenneth and Ruth Allred, 1981
75. Knute and Leone Rasmussen, 1981
76. Carl and Florence Jamison, 1981
77. Harold and Marguerite Benedict, 1981
78. (Charles) Chuck and Margaret Manning, 1981
79. Charles and Arlene Zellers, 1980
80. Lowell and Marlene Forristall, 1981
81. Alfred and Harriett Boyd, 1981
82. Tomas and Edith Williams, 1981
83. Duane and Nancy Stricklin, 1981
84. Lillian Walker, 1981
85. Albert and Joyce Hoffman, 1981
86. Jim and Edna Stevens, 1981
87. Gerald and Barbara Wilson, 1981
88. Frank and Genevieve Schwarz, 1981
89. Louis and Erma McConaha, 1981
90. LeRoy and Avis Olson, 1980
91. Duane and Nancy Stricklin, 1981
92. Walter and Vernadine Hermann, 1981

93. Henry and Eva Powers, 1981
94. Melvin and Doreen Lynn, 1981
95. Lyle and Margaret Jones, 1981
96. Louis and Katherine Serafin, 1981
97. Lyle and Sheila Damberger, 1981
98. Dale and Gladys Van Alstine, 1981
99. Joseph or Ruth Hart, 1981
100. Paul and Marjorie Kohl, 1981
101. Keith Macomber, 1981
102. Gustad and Pauline Reich, 1981
103. Robert and Viola Salter, 1981
104. (William) Bill and Tynne Ethier, 1981
105. Kenneth or Barbara Rutherford, 1981
106. Joel or Frances Lowder, 1981
107. Norm and Jeanette Jersey, 1981
108. Jack and Arlene Plewes, 1981
109. Keith Macomber, 1981
110. (Freeman) Glen and Doris Macomber, 1981
111. (C. S.) Syl and Carole Eby, 1981
112. Louis and Erma McConaha, 1980
113. Kenneth and Ila Hanson, 1981
114. Duane and Nancy Stricklin, 1981
115. John and Helen Weiss, 1981
116. Claude or Billie Briddle, 1981
117. Dick and Eleanor Timmons, 1981
118. George and Bertha Skyles, 1981
119. Gale and Helene Culy, 1981
120. Joseph and Gladys Obresley, 1981
121. Martin and B.J. Absec, 1981
122. Paul and Emma Anderson, 1981
123. (LeRoy) Pete and Helen Petersen, 1981
124. (LeRoy) Pete and Helen Petersen, 1981
125. Norman and Mary Grothe, 1981
126. (Freeman) Glen and Doris Macomber, 1981
127. Willard or Mary Myrfield, 1981
128. Roland and Blanch Hare, 1981
129. Stuart and Sharen Rude, 1981
130. Ralph and (Margaret) Peggy Peterson, 1981
131. DeVere and Marguerite McGuire, 1981
132. Harold and Maxine Burge, 1981
133. Neil and Jeannette Baker, 1981
134. Bob and Marie Myrfield, 1981
135. (Daniel) Bud or Margaret Hansen, 1981
136. King and Ruth Thomas, 1981
137. Maurine Morgan, 1981
138. Ardith Searle, 1981
139. John and Margaret Reinika, 1981
140. Joan Farrell, 1981
141. Jean Wilcox, 1981
142. Dorothy Penberthy, 1981
143. Elmer and Mary Schiller, 1981
144. Stuart and Sharen Rude, 1986
145. (John) Jack and (Vivian) Vye Littlefair, 1981
146. Thomas and Mary Brocklebank, (Cedric) Rick and Joan Nelson, 1981
147. Tom and Mary Brocklebank, Francis and Bernice Besaw, 1981
148. Mary Anne Mockel, 1981
149. Leland and Dorothy Thorup, 1981
150. Edward Vig, 1981
151. (C. S.) Syl and Carole Eby, 1981
152. Neil and Jeannette Baker, 1981
153. (Daniel) Bud and Margaret Hansen, 1981
154. Robert and Beth Miles, 1981
155. Bruce Manley, 1981
156. Fred and Abbie Yandell, 1981
157. (Daniel) Bud and Margaret Hansen, 1981
158. Wendell and Margaret Ament, 1981
159. Fred and Ruth Mills, 1981
160. Claude and Billie Briddle, 1981
161. (Richard) Dick and Arlene Van Norden, 1981
162. (Richard) Dick and Marie Blyth, 1981
163. Ivan and Laura Lee Lake, 1981
164. Oliver and Eunice Lammers, 1981
165. John and Helen Weiss, 1981
166. Stuart and Sharen Rude, 1986
167. Don and Nancy Shanks, 1981
168. Tom and Rosemary Crosby, 1981
169. George and Dorothy McElfresh, 1981
170. William and Phoebe Nordrum, 1981
171. Lloyd and (Edith) Glenora Faver, 1981
172. Charles and Mary Holdren, 1981
173. (Clifford) Brick and (Elizabeth) Betty Vaughn, 1981
174. Edgar Myrfield, 1981
175. Jake and Leone Jacobson, 1981
176. (Freeman) Glen and Doris Macomber, 1981
177. Glen Macomber, Dorcey Riggs, Jack Lowder, Pete Petersen, or Ken Hanson, 1981
178. Kim and Rene Jacobson, 1981
179. Jake and Leone Jacobson, 1981
180. Beatrice McGavin, 1981
181. Wintergardens Co-op
182. Wiintergardens Co-op

Early Shareholders Memories

Some Told by Children of Shareholders

Harold and Maxine Burge

Written By Nancy Hugill

Harold and Ada Burge and Sam and Maxine Perkins were good friends in Wichita, Kansas. In the early 40's, the two families moved out west to Eugene, Oregon. Harold and Ada opened the Firestone Store in Springfield, Oregon, and happened to move into a house just down the street from Glen and Doris Macomber. I believe the Macomers moved away from this Eugene location long before but it is an interesting incident that they both ended up in Wintergardens in Yuma. Sam worked for the railroad and also for Harold. Both couples remained good friends even after the Perkins family moved to the lumber town of Westfir (near Oakridge), Oregon. In January 1972 Ada died, and in March of 1972 Sam died. So, it was only natural that Harold and Maxine were married in the same year.

Harold and Maxine began to travel with their RV to Hemet the first few years and then to Mesa Verde Park in Yuma. They stayed there for at least three or four years. In 1981 they joined with some friendly folks from Mesa Verde and bought into the Wintergarden Co-op. As I recall when they drove me to this park, it was in disrepair, and I was surprised that they would be doing such a thing! By the next year when I vacationed down here, they had purchased Share 132 and things were looking spruced up for sure!

They just loved living here in the park. They had so many friends, and everyone was always having a party, which usually was a "feast." They continued to travel back and forth from Eugene to Yuma until it became pretty difficult to do. They sold their Eugene property and stayed here year-round. They even loved the long, hot summers. I remember mom talking about a summer dinner party that Irene Lewis had for the summer group (about 12 couples) where she hauled out the fancy China and silver. Jan Wintermantle helped mom host a 90th birthday party for Harold.

Both Harold and Maxine began to have disabling health issues. Maxine died December 29, 1996 here in Yuma. Harold sold their place and moved back to Salem. He lived in an assisted living facility and died in 1998. Maxine's daughter, Nancy (Jim) Hugill is a shareholder today.

Bud and Virginia Castrow

Written By Colleen Fry

Bud and Virginia Castrow came from Vancouver, Washington. Bud retired from Linton Plywood Co-op Association and Virginia from Clark College. Having been part of a business Co-op, the Wintergardens plan to become a Co-op appealed to them. When lots were available, they purchased Lot 61 in 1980 and installed a new mobile home. When they told their friends

and family about the new Co-op, Bud and Virginia ended up purchasing five more lots for friends and family.



Bud and Virginia Castrow

Bud and Virginia took an active role in the development of Wintergardens. Bud helped pour concrete to expand the space around the swimming pool, helped build the outside shower, dug ditches, and laid pipes. He also poured many yards of concrete for other shareholders. In addition, Bud became the Park barber, and many stories and jokes were shared in his barber shop in the shed. Bud would participate in the jam sessions where his claim to fame was his rendition of "I Left My Heart in San Francisco." Virginia loved to entertain and many glasses of bourbon were served—thus giving Bourbon Street its name! She was always making costumes or helping with a skit. Both Bud and Virginia loved to dance and attended all the dances.

They sold their lot in 1997 when Virginia was diagnosed with lung cancer. Bud returned later that year and purchased Lot 27. Virginia passed away in 1997 and Bud in 2006. Colleen (Bill) Fry, Bud and Virginia's daughter, is a shareholder today.

Neale and Blanche Crayne

Written By Lisa and Ray Crayne

Neale and Blanche Crayne first stayed at Wintergardens before it was a Co-op and purchased Share 6 in 1981. They put their fifth wheel on the lot until they purchased the park model that is there today.

Neale and Blanche enjoyed all the activities in the Park—especially the holiday dinners and the Co-op's Anniversary Party. Neale rode his motorcycle around the Park every evening just before 10 p.m. to check on everything and everybody, covered the pool, and closed the Park gate. Blanche used to say that when the ladies heard the motorcycle, they knew it was time to put on their nighties.



Neal and Blanche Crayne

Blanche especially enjoyed the pool along with Irene Lewis, a long-time shareholder and friend. Every evening Dolly Elliot, another shareholder and friend, joined them as they walked around the Park, and Irene would feed a little rabbit peppermint candies. That rabbit became so addicted to peppermint, he would follow Blanche to her son's mobile and wait for Blanche to get done watching TV. Then the rabbit would follow her home.

After Neale passed away in 1995, Blanche made Wintergardens her permanent home. Blanche passed away in 2010. Ray (Lisa) Crayne, their son, was a shareholder until the end of 2009.

(C. S.) Syl and Carole Eby

**Written From Information in the March 16, 1981,
*The Yuma Daily Sun***



Syl's Waterwheel

Syl and Carole Eby moved to Yuma from Lake Havasu City, California. Previous to his retirement, he was an airplane mechanic in Civil Service at Edwards Air Force Base, Edwards, California for 32 years.

Syl built a waterwheel and put it in their front yard at Lake Havasu City. Carole said her husband got the idea for the waterwheel from a magazine. When they moved to Wintergardens, they put it in storage but soon donated it to the Park. Stuart Rude, manager of Wintergardens, placed the waterwheel behind the recreation building

and surrounded it with African daisies and petunias. While at Wintergardens, Syl built ornamental wind eagles. Carole said he was always building something. Syl was also on the Board of Directors.

The Ebys were permanent Yuma residents but enjoyed traveling in the summer to avoid the heat.

Ken and Ila Hanson

Written By Chuck and Sue Hanson

Ken and Ila Hanson lived in Salem, Oregon, where Ken owned and operated a variety of businesses. He started a grocery store, sold it; operated a Ski Lodge in the Oregon Cascades, sold it; went back and into the grocery business. Ken and Ila stayed at Wintergardens in the late 1970s before it was a Co-op. When the "snowbirds" attempted to form a Co-op, Ken took an active role in the formation of the Co-op as it is known today. Ken was president of the first seven-person Board of Directors elected in 1982.

Ken served his country as a corporal of the 5th Army Headquarters motor pool in WW II. He was also active in city government and served on the city council, serving as president for three years. It was while serving in this position that he developed the skills to run meetings, delegate, motivate, and work with people. Ila worked in a medical office where she was a secretary, billing agent, and legal secretary. She enjoyed many hobbies and taking care of her home and garden. Both she and Ken took great pleasure in helping and working with others. The Park was their focal point. They took great pride in welcoming newcomers and returnees to the Park and participated in the many Park social events.

Ila passed away in 1999 and Ken, in 2007. Their son, Chuck (Sue) Hanson, is a shareholder today.

Rusty and Delores Krall

Written By Delores Krall

We were born and raised in Iowa and have four children—two boys and two girls. In 1989, we moved to Estes Park, Colorado.



Rusty and Delores Krall 2012

We farmed in Iowa until 1966 when Rusty took a management position for Amoco oil, and after 11 years, we bought an Amoco Jobbership in Iowa City. We both worked in the business until we retired.

We stopped in Yuma in 1979 on our way to Mesa to meet with family. We decided to stay here and the family came to Yuma. We were at Siesta Campgrounds—where the old Mervin's store was on 32nd Street and 4th Avenue. That property was being sold so in 1981 we bought in Wintergardens. Wintergardens had *GRASS*, and a lot of our friends (30 couples) came, too.

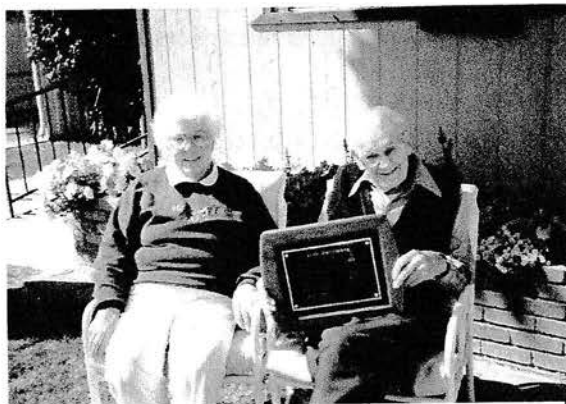
Rusty served on the Board of Directors, and we have participated in all activities throughout the years. It's a great Park!!! Happy to be here!

The Macomers—Glen, Doris, and Keith

Written By Keith (Carolyn) Macomber

My parents, Glen and Doris retired in the early 1970s and decided to winter in Yuma. Dad was retired military as well as a retired college administrator. He enjoyed having military facilities close by. Also, Yuma had less traffic and smog than Phoenix.

I was born in Eugene, Oregon, and have lived in Iowa for the last 46 years. I started school in Des Moines, Iowa, then on to Oxford, Ohio, and attended Oregon State. I was recruited by John Deere and went to work for them in Waterloo, Iowa, after my military obligations were met. I was an engineer for John Deere for 35 years.



Doris and Glenn Macomber

Mother and Dad were first in Mesa Verde RV Park, and I made a point of flying in at Christmas for a visit. I would go with them out to the desert for holiday cookouts. Dad would build a fire and grill steaks and bake potatoes. Mother would bring salads and pie for dessert. This was a tradition at Christmas until they no longer came to Yuma. We sometimes had a group of around 24 on these desert excursions. Enjoying my time with them in Yuma was probably the biggest reason I started considering this as a favorable winter destination for retirement.

A group from San Diego, California, purchased Wintergardens, which was a mobile home and RV Park. They closed the park with intentions to sell lots at prices seen in San Diego, which did not work out for them. They slashed the prices, and my Dad bought the maximum allowed for one party—three lots. I bought three as an investment and for a future place to spend winters. The Articles of Incorporation and By-Laws had not been revised yet. Dad and Ken Hanson were on the committee that worked them out. Dad was also one of the original board directors.

Mother and Dad had been looking for a mobile-home lot for some time as they had been taking the Silver Streak RV trailer down from Oak Harbor, Washington, for nine years and wanted to discontinue that. Several other couples in Mesa Verde were thinking they would, also, like a mobile home for a winter residence and bought in Wintergardens at that time.

I truly enjoy the friendly people here, and the many warm, sunny days. Taking the Jeep out on the desert with some of our friends is great fun. This is, in my opinion, one of the nicest parks in Yuma. The residents are willing to make this park the best it can be.

The Myrfields

Written By Louise MacPherson

There were several Myrfield families that were original shareholders in the Co-op. The first Myrfield to discover Yuma was Arnold, the eldest brother, and wife Pauline. Arnold enjoyed Yuma for 10 years but passed away before the Co-op was founded.

The Myrfields were from British Columbia, Canada. When shares in Wintergardens Co-op Park became available, Willard and Mary were the first Myrfields to buy into the Co-op. Willard's brothers, Edgar (Tena) and Robert (Marie) purchased their shares later that year. After a visit in 1981, Einar and Bernice (Myrfield) Erikson became shareholders as well. Brother Leonard also came for a few winters after he was widowed.



The Myrfields

Sitting: Marie, Robert, Willard, Edgar
Standing: Einar, Mary, Bernice, Beatrice

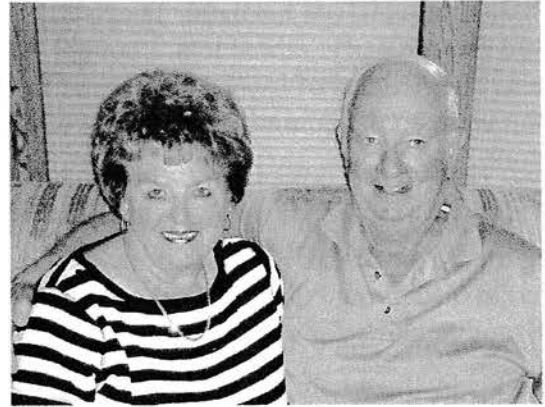
For a few winters through the 1980s, there were five Myrfield families in Wintergardens at the same time. It was a great place for the family to spend time with their siblings. They all enjoyed the retired life: dominos, skits, and parties! In this relaxed community atmosphere, they really found their element. They developed closer family ties and found great new friends. It may have been the happiest years of their life and each year they seemed to be fuller of beans and goofy fun "Myrfield" style.

Willard Myrfield celebrated his 90th birthday in December 2009 and enjoyed the local senior activities in Port Alberni, BC. Willard passed away on January 29, 2011. Louise (John) MacPherson, niece of Einar and Bernice (Myrfield) Erikson, are current shareholders today.

Rick and Joan Nelson

Written by Joan Nelson

Back in March 1981, we received a phone call from Joe Flynn telling us about lots being sold in Wintergardens. He said they were going like "hot cakes"—only five or six left and said we should get in on the deal. So we purchased Share 146 sight unseen, with Tom and Mary Brocklebank as joint tenants. We intended to use it as an investment for a few years before selling again.



Joan and Rick Nelson



Eddie and Joe Flynn—Original Shareholders

The first time we came to Wintergardens and saw the beautiful pools, palm trees and gorgeous sunsets we thought we had died and gone to heaven. We couldn't believe our good fortune. We were also very impressed with the many activities all the "old folks" enjoyed.

We became sole owners of Share 146 in 1989. In 2004 we purchased Share 48 and owned both lots until 2010 when Share 146 was sold to Dan Rudzcki.

We continue to enjoy our time here in our little piece of heaven!

Ralph and Margaret (Peggy) Peterson

Written By Claudette Schmutzer



Ralph and Peggy Peterson

Ralph and Margaret (Peggy) Peterson became Charter Shareholders when they purchased Space 177 in 1981. Shortly after they purchased this space, the Board of Directors asked that they change their share to Space 130. The Petersons were from Madison, Wisconsin, and retired from the auto parts business. Before they chose to settle in Wintergardens, they traveled the southern coast from Florida to California in their motor home.

By February, 1982, they had placed a singlewide mobile on Space 130 and were ready to become active members in the Co-op. The canal is behind the mobile and the adjacent lot still had a travel trailer. Ralph and Peggy enjoyed the Wintergardens lifestyle. They enjoyed feeding raw hamburger to the roadrunners that would appear in front of their mobile as well as golfing and bowling with fellow shareholders. Ralph was on the committee to enlarge the clubhouse, and Peggy took an active role in crafts and cards. Many of the items the women made at the craft meetings, which were held three times a week in the clubhouse, are still used today—some of the Christmas table decorations, and the small crocheted flower baskets used at Easter. There were a

lot of women in the Park whose name was "Margaret, and the "Margaret Club" would go out to lunch regularly.

Ralph and Peggy celebrated their 50th Anniversary in the Park with many of their friends. Ralph died in January 1986 but Peggy continued to enjoy her winters in Yuma. In 2004, she celebrated her 96th birthday with her "Margaret" friends at The Yuma Crossing. Peggy passed away in June 2006. Both their children, Claudette (Bob) Schmutzer and Ralph "Skip" (Donna) Peterson, are shareholders today.



Space 130 in February 1982

Jim and Elly Read

Written by Ellie Read

Wintergardens thirty years ago did not have a fund for repairs so all necessary work was done by volunteers. When the underground wiring was a problem, many men were out with shovels digging. Wiring was done by retired electricians like Al Wehmeier and Charley Pieper. The washrooms were upgraded with plumbing done by a retired plumber, Willie Forsgreen, and new tile was laid by volunteers. When the pavement in the newer section of Wintergardens needed sealing, the men were out with five gallon pails of sealant and rollers and did it all by hand.

The clubhouse was small and dingy so owners paid a special assessment to hire a contractor and had the clubhouse renovated and doubled in size. There were only small patios on sites originally so neighbors helped neighbors by digging out sod and putting in forms. Stuart Rude oversaw many, many hours of concrete being poured.

But it wasn't all work. Wintergardens residents had their favorite site out on the desert for bonfires, cookouts, sing-a-longs, etc. And there were lots of pranks played too. Hank Powers washed his hats and left them to dry only to find them flying from the flagpole. Joe Flynn found his boots sticking out of a pile of dirt with a cross above them "Here lies poor Joe!"



Jim and Elly Read

All lots weren't sold immediately, and it was easier to know everyone. The first talent show was hilarious with the Myrfield brothers doing their rendition of a belly dance. And there were spats, too. The bridge players didn't want the poker players in the clubhouse at the same time saying they were too noisy. The poker players said "Do you ever listen to yourselves between hands?" How different it is today!

Gus (Gustad) and Polly (Pauline) Reich

Written By Polly Reich

We first came to Yuma during the winter of 1978 to visit cousins who camped in the desert at Imperial Dam. They were parked in the desert when the mobile home park where they had a reservation refused to honor it because they had a teenage niece with them. After parking

our mobile home in various parks, we were invited by Norman and Jeanette Jersey to visit at Wintergardens Park.

We felt that the price of a share was a bargain and chose Lot 102. Parking next to the pool made us realize we didn't want to be near the street because the noise began at 5 a.m. There was a nice green alfalfa field next to Lot 102 on the other side of a wire fence. Within a few weeks, we began shopping for a mobile home and were pleased to be one of the original shareholders.

Having sold our small Gulf service station that we operated for 16 years, retirement didn't come too soon. The 14 hour a day operation took its toll on our health. Spending the winter in the sun gave us an opportunity to rejuvenate, and Gus began helping in whatever project was underway to improve the Co-op. He also played on a slow pitch baseball team. I was involved in forming the Activities Committee with Delores Krall and several other helpful residents. Other projects included preparing the first song book with contributions of favorites by numerous folks, encouraging residents to take part in the entertaining Amateur Night, making donations to the Hospice of Yuma, and taking a active part in the choir at Faith Lutheran Church.

The entire 23 winters visiting in Yuma was a real privilege, and our only regrets are that our health forced an end to our travels. It is so good to know several tenants who rented our mobile have purchased shares and continue to be a part of a wonderful winter home. Our daughter, Lois (Bill) Roper is a shareholder today.

Stuart and Sharen Rude

Written By Sharen Rude

The road map of life is very interesting on how it plays out. We were in a good business, selling insurance, gas pumps, delivering farm fuel and also a shop in the back where we employed a mechanic. Life was good as we sailed along putting our two boys through school and just enjoying life. Than a little storm cloud appeared with Stuart developing ulcers, and he had to have a large portion of his stomach removed. At this time he thought he would never work again. Luck was on our side again, and we were able to retire very young. I am a U.S. citizen so we decided to see what life was like south of the border thus ending up in Yuma. We found the sun to our liking and made plans to stay.



Sharen and Stuart Rude

As we traveled a little further along life's path, Stuart got his health back and with the Co-op just forming, we decided we could be of help. With Stuart's ambition and love to work, we took the job of the first managers. We did this for several years, but followed life's path once again and decided to work just part-time here and enjoy life with the family in Alberta. We also spend time at our place on the ocean in Nova Scotia. Stuart worked long enough in the states to be able to draw social security thus giving us health insurance here which has helped our life very much.

We have led a very special life and thank God for the blessings he has sent our way. We have lived in the Park since it started and hope to live here many more years. Stuart has offered his help when needed and still

has people coming to his door with questions about the Park. He trained the present manager on how to operate the pools. We are now grandparents with seven grandchildren whom we love to watch grow. Who could ask for a better life than this? We are truly blessed.

Al and Betty Wehmeier

Written By Betty Wehmeier

Al and Betty Wehmeier came to Yuma in 1979 with another couple and stayed at another RV park. They found Wintergardens and rented lots 159 and 160. In February they had a planned trip to Hawaii. Before leaving, Al attended a residents' meeting where the owners were selling the lots for \$16,000 each. Upon returning from their trip, they found all the trailers had been moved, except for one where a handicapped person lived.



Al and Betty Wehmeier

volts, it was discovered that the aluminum wire was corroded and had to be replaced. While doing the electric in the Park, Al went to wholesale houses in the area and got discounts for all electrical equipment and parts used. Shareholders were asked to come and dig ditches. Twenty or so men would show up. Many ditches were dug and no one refused to help. If they couldn't dig, they would bring food and drink to those doing the work. Charley Pieper and Al Wehmeier did the electric line hookup. (I was the last person to get the new line—never forgot that.)

At the Christmas party, several couples brought the food, fixed it, and served it. Nothing was paid for by the Co-op. Lots of pranks were pulled on people—Joe Flynn started bidding on a bike at the Auction and found out it was his own bike. The rentals along the pool area were great money makers for the Park—very little work was involved and it was a great way to get new buyers in the Park. Many renters later became buyers.

Lowell and Marlene Forristall were always helping financially as well as volunteering for many projects. No one has given them the credit they deserve.

They purchased Lot 19 the following year, as the park was in different hands and the payments were about the same as rent payments. As with most original shareholders, Al and Betty worked hard in making the Co-op a success.

Thirty years ago, our goal in the Park was to save money. When the electric lines were upgraded to 220



Laying electrical wire



Jim & Elly Read, Bud & Virginia Castro, Al & Betty Wehmeier, Jane Thisselle, Lucile & Ed Koser, Rusty & Delores Krall, Joe & Eddie Flynn, Dan & Jean Ohrt, Virgie & Joyce Pilkenten

Al and Betty still make their annual trip to Wintergardens and play an active role in the Co-op today.

Bill and Gladys Wells

Written By Gladys Wells

In 1975 Bill and I made our first trip to Yuma from Iowa. We visited Bill's parents and stayed two months. The next year we stayed in their park again. The third year we rented in Patriot Park located on 5th Street. We were in that park seven years.

In the fall of 1984 we rented space 156 in Wintergardens Co-op Park. The first person we met was Rusty Krall. We had already known Lowell and Marlene Forristall. We rode our bicycles many times to Wintergardens. Orchard Gardens at this time was a lettuce field. The roads in the west part of the Park were gravel and cinders. In the fall of 1985, we heard that Lot 159 was for sale. The owners were behind in their payments at the title company. We purchased this lot, moved our 5th wheel trailer and later purchased a park model.



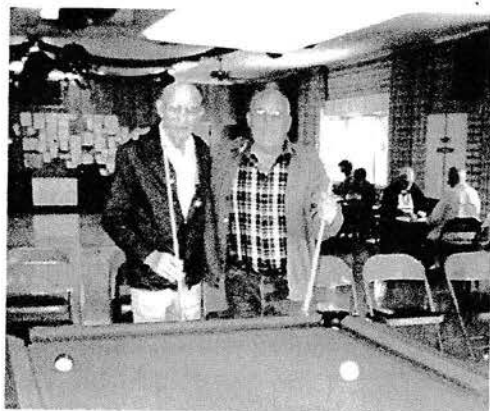
Gladys and Bill Wells

While in the Park, Bill was the auctioneer for 14 years, called bingo for 14 years, and was on the Variance Committee for 2 terms. Bill also enjoyed playing pool. I was on the Activities Committee for four years, and Bill and I worked the Breakfast Committees. I also worked Bridge and Pinochle.

Bill and Bob Ward dug a gas line to the big pool from 8 o'clock to noon with the temperatures in the 100s. Bill had a heat stroke and was in bed for three days. A lot of men dug the trenches for electricity in different areas of the Park. Most wore bid overalls, which you don't see any more.

Now we have purchased the mobile home on Lot 62 to make it our permanent home. We moved on November 24, 2010. We had many good times in the Park and hope to have many more.

Activities Pictures



Ivan Lake and Bob Wolfe (renter from Mount Vernon, Iowa)



Delores Krall and Betty Wehmeier
Watching All The Boys Go By



Amateur/Talent Show Skit—Archer Ed Gawer,
King Ed Gholson, Queen Maxine Brown



Jerry Norskog—One of the Men Swimsuit
Models at 1998 Ladies Luncheon



Servers at Ladies Luncheon
Row 1: Ed Gholson, Jim Jewell, Ivan Lake, Moe Degenais, Myrel DesJardin. Row2: Harry Carlson, Fran Illias, Kurt Gerchow, Lynn Knight, Norman Walker, Bill Cross



New Year's Eve Dance 2002

Park Employees

The Caretaker Agreement in 1983 provided that the caretaker would hire, pay, and supervise all persons necessary to maintain and operate the Park. The caretaker would be responsible for interior and exterior cleaning as well as facility maintenance. Responsibility for the purchase of all supplies, listening to shareholders' complaints, and preparation of the annual operating budget for the following year were also listed as caretaker's duties. The annual 1983 salary was \$21,234.15, one month vacation, the use of Lot 177 plus Cable TV, and paid electricity charges in excess of \$60 per month.

Park Employees

Stuart and Sharen Rude were employed as manager and secretary from 1981 to March 1983 and November 15, 1984, to March 1987. As park manager, Stuart was very busy finding and fixing water leaks and breaks, installing water lines, supervising the pouring of cement, and repairing electric lines eaten through by gophers. While Rude was manager, Sylvester Ely, a shareholder, gave the Co-op a waterwheel he had built for the front yard of their home. Rude placed the water wheel behind the recreation building and planted African daisies and petunias around it. The Board received a letter of resignation from the Rudes requesting that it be read at coffee. The resignation was effective March 31, 1987.



Stuart Rude with the Waterwheel

In February 1983, Albert and Joyce Hoffman were hired to provide security for the Park during the off-season. On March 7, 1983, Joyce Hoffman was hired as Office Secretary at a salary of \$700 per month with the responsibility of having the work done. If she needed help, she would be responsible for that salary. At the November 7 Board meeting, the security report showed that a Dog Patrol was hired at a cost of \$2.25 per share per month. Continuation of the Dog Patrol would be determined by the shareholders at the next meeting. At the March 27, 1984, meeting, Al and Joyce Hoffman's responsibilities were watering of the Park grounds, Park security, and running the office at a salary of \$1,000 per month.

On March 2, 1983, Allan Seabridge was contracted to take care of the pool, all emergencies, and maintenance of the Park. He was terminated in January 1984.

Jimmy Hadley was hired on January 24, 1984, at a minimum salary of \$800 a month take home pay. His area of responsibility was Park maintenance.

On March 23, 1984, Frank Devell was hired as the Grounds and Maintenance Supervisor with a starting salary of \$650 per month.

On February 20, 1984, Mr. and Mrs. Bodell were hired to start March 1 to take care of the clubhouse in the winter months, to staff the office when necessary, to act as security for the park, especially during the summer months, and to help with yard work in the summer. Salary was \$400 a month, plus the use of Lot 177 and utilities.

Robert "Bob" Ward was hired as manager of Wintergardens Co-op in 1988. The duties listed in his contract included hiring, paying, and supervising all "persons necessary...to properly maintain and operate the COURT" as well as enforcing the rules and regulations. He was also responsible for all office tasks, including preparing the necessary state and federal employment forms and setting up and maintaining a full set of accounting records. Bob hired his wife, Nancy, to run the office. Bob was responsible for her wage. He prepared the annual budget and had the authority to "...do all things reasonably deemed necessary or desirable by the Board of Directors...for the proper management of the COURT." Lot 177, cable TV, and electricity were furnished by the Co-op. They also had the same benefits as the shareholders. (Source: Management Agreement) In 1994, a joint contract was given to the Wards with the Board acting as managers and the Wards as employees. The Wards retired and Sherry Schaefer was hired in 1999.

In 1999, Sherry Schaefer was given a three-year contract as Park Manager. She hired Javier Guzman as a temporary, part-time summer employee. Shareholders were informed on March 17, 2002, that the manager's contract had been terminated. Maintenance was needed in the park, and the Manager was not able to fulfill this part of her contract and was not willing to take any less salary.



Jack Littlefair and Sherry Schaefer

Javier Guzman became a temporary employee and worked part-time during the summer of 1999. His salary came out of the Manager's contract. He was hired as a full-time employee October 31, 2001, and is responsible for lawn maintenance. He works under the Park Manager and helps with Park maintenance when necessary. He became an American citizen in 2003.



Javier Guzman riding the lawnmower.

Betty Mounce was hired in April, 2003. She acted as liaison between the Board and Yuma business people. Her husband did the Park maintenance. On December 31, 2006, Betty Mounce resigned as manager/ administrative secretary because she and her husband were moving to Oregon.

Kimberly Moulton was hired on December 4, 2006. Betty Mounce trained her on the duties she would need to perform as the Office Manager. She was terminated during the summer of 2007.

When the previous office manager became ill and didn't report for work, the Summer Committee interviewed the job applicants and made recommendations to the Board president. The Board president interviewed the applicants via telephone and hired Denise Smith in the summer of 2007. She left during the summer of 2008.



Carol and Ron Jones

Ron Jones was hired on January 1, 2007, with the job responsibilities for maintenance/security. In 2009 he became Park Manager and supervised all employees. In order to keep in touch with the Board during the off season, he was given internet access.



Gloria Ortiz, Administrative Assistant

Gloria Ortiz was hired November 10, 2008. She is still employed as Administrative Assistant today.

Activities Pictures



Hoppy Hopkins and Afternoon Dances



Amateur/Talent Show—Fun The Myrfield Way—Edgar, Willard, and Bobby Rutherford

Board of Directors

All Board members are listed with their office after their name: P for President; VP, Vice President; T, Treasurer; S, Secretary. Officers are not listed in some years as there was no indication as to who the office holder was. An individual may hold more than one position (VP/P) on the Board during the year when a Board member resigned.

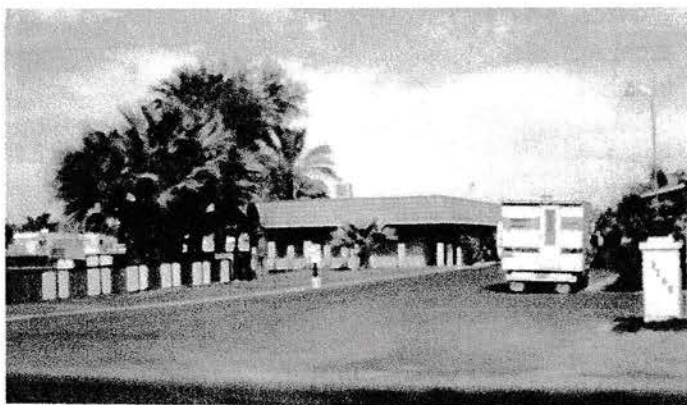
1981 First Annual Board Meeting

Glen Macomber, P, Dorsey Riggs S (and Parliamentarian), Ken Hanson, Pete Petersen, Jack Lowder

The first meeting of the Wintergardens Co-op was called to order on Wednesday, December 2, 1981, with 128 present and 33 proxies. The Board approved purchasing Shares 177, 181, and 182 from the five transitional Board members and Jane Thisselle. Each was reimbursed \$2,042.11 for the cost of the lots plus the cost of the irrigation pipes and updated plans of the underground utilities. A Nominating Committee was appointed. The Board would consist of seven shareholders with elections on January 4, 1982. The two nominees (shareholders) with the lowest number of votes would serve one year; the next two highest, two years; and the three highest, three years. Each activity had a chairperson, the shower was near completion, and the fencing on Avenue B was completed.

1982

Ken Hanson, P, Dorsey Riggs, VP, Joyce Hoffman T, Jane Thisselle, S, Glen Macomber, Oliver Lammers, Pete Petersen,



Park Entrance before Wall

An all-day meeting, 9 a.m. to 4 p.m. with a lunch break, was held to explain the changes in the Proprietary Lease and By-Laws of Wintergardens Co-operative item by item, recommending to shareholders to reject or accept each item and/or change. The Annual Meeting was changed to the second Wednesday in January. The changes would be presented for shareholder approval at the Annual Meeting on January 12, 1983. The old Rules and Regulations were rescinded and new rules were adopted. Industrial Accident Insurance for Employees was considered.

The Board approved the Street Committee Plan to annex to the City the north side of W. 8th Street the length of Wintergardens Park. This request was forwarded to the City Public Service Department. After talking with the City Public Service Department, the Committee reported that it was impossible to annex the street and help from the other parks was needed to accomplish this. Planning began for a \$45,000 Clubhouse expansion. The cost of canal water was checked into, and APS was approached about electricity to the RV sections. Myrland Gilbert

submitted a Balance Sheet, Operating Statement, and Consolidated Operating Statement for the year. Increased electrical service to the RV section was discussed.

Pets were allowed within the Park but must be kept on a leash, must be registered at the office, and "messes" must be cleaned up with pet "restroom facilities" on each owner's space. Pets would be gradually phased out of the Park and deceased pets could not be replaced. Compensating shareholders for work done for the Park was discussed. The consensus was that if the work was offered, there would be no compensation; if the work was requested, compensation could be offered.



First Shuffleboard Courts

1983

Ken Hanson, P, Dorsey Riggs, VP, Ed Gholson, T, Jane Thisselle, S, Pete Petersen, Del Engleking, Willard Myrfield, Myrland Gilbert, (Assistant Treasurer), Oliver Lammers

At the Annual Meeting, the vote on the amendments that were proposed to the Proprietary Lease and By-Laws was postponed as the Board decided to do this vote by mail.



Preparing to Remove Second Palm Tree When Expanding Clubhouse

At the January 19 Board Meeting, the Planning Committee on Improvements proposed the following: Irrigation water from Canal to supplement well, Space 177 to be used as a Service and Storage Area, enlarge the sunning area, and make a patio between the pool and clubhouse. Two plans were presented for enlarging the clubhouse. Plan 1 would remove the South wall and add 32 feet at an estimated cost of \$35,650, and Plan 2 would be to build a second building at an estimated cost \$36,500. It was suggested that the clubhouse be extended 40 feet instead of 32 at an estimated cost of \$4500 per each 4 feet. The Board accepted Plan 1 with the

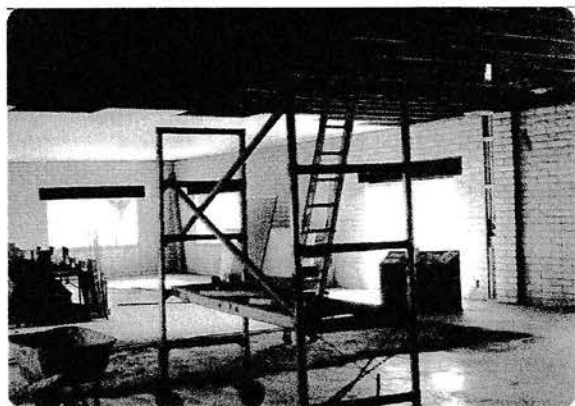
extension to 40 feet. The special assessment was not to exceed \$250. Shuffleboard courts would be improved at a later date. Approximately 32 feet of the east wall of the swimming area was moved out 10 feet at an approximate cost of \$600. The shareholders, at a meeting on March 7, approved \$45,000 for the building expansion project (140 yes, 26 no, and 16 abstained) A special assessment of \$250 for building expenses was approved.

At the February 3 meeting, the Activities Fund was made part of the general fund and money was disbursed upon request to the Board. The Board suggested that a Historical Committee be formed. It was reported on April 14 that the cost of using the canal for irrigation

would be \$5,000. However, there would be problems trying to obtain water more than once a week depending on the availability of water.

Board meetings were officially scheduled for the first and third Monday of each month instead of Wednesdays. The Board voted to keep all Proprietary Leases and transactions relating to the Co-op as a part of the Co-op's official record and would not be recorded in the Yuma County Recorder's office. On November 28, the Board assessed each space \$50 to install additional fencing, two gates at the entrance, and supplementary lighting. The Annual Meeting held on December 7, 1983, was "called" and adjourned to January 11, 1984, at 6:30 p.m. as there were no nominees for the Board.

Pictures of the Expansion of the Clubhouse



1984

Dorsey Riggs, P, Del Engleking, VP/P, Ed Gholson, T, Ruth Allred S, Willard Myrfield, Jack Lowder, Joe Flynn,

On January 11, 1984, the adjourned meeting of December 7, 1983, was called to order and voting for the Board was completed. Results: Jack Lowder, 104; Joe Flynn, 75; Marlene Forristall, 58; Syl Eby, 42; Glen Macomber, 28; and John Munger, 7.

The Board approved installing more lights in the Park for security. The funds left over from the Fence Assessment would be used to pay for the lights.

The Board voted to change the Annual Meeting from the first Wednesday of December to the second Wednesday of January. The change was defeated. (A By-Laws change requires a 2/3 majority of all eligible shareholders.) Upon recommendation from the Park lawyer, Mr. Choules, a motion was made and carried that the vote on changing the meeting date in the By-Laws be made by mail.

Fans were installed in one area of clubhouse to allow shareholders to smoke. Insurance premiums will increase to cover smoking in clubhouse. Concern was expressed about the roads, and it was pointed out there was about a $\frac{3}{4}$ inch dropdown of the asphalt on the sides of the road. On January 23, 1984, smoking in clubhouse was prohibited due to the cost of insurance. The pool wall was moved. Dorsey Riggs resigned as president but will remain as a Board Member. No mention was made of who was to be vice-president. Bob and Neta Bodell were hired to take care of the clubhouse in the winter months, help in the office when necessary, act as security for the Park, especially in the summer, and help with the yard work in the summer. They should receive \$400 per month plus the use of Lot 177 and utilities. The security patrol resumed. Handling of emergencies was discussed. It was suggested that the person notifying the police, fire department, or ambulance tell them to bring a bolt cutter in event the gate was locked.

The Board accepted the Roads Committee report to apply a slurry overlay and other streets repairs at a cost of \$8,900. This cost will be covered by a Special Assessment of \$35 per share and an allocation of \$2,625 from current working funds. The Special Assessment is to be paid by May 1, 1984, with delinquent assessments bearing an interest rate of 10 per cent. Shareholders and employees tried to find cause of cave-in in front of Lots 83 and 84. The same problem may occur in front of 142. The installation of irrigation for Lots 178 through 182 was discussed.

A committee of three was set up to supervise the scheduling of activities in the Park. The contract to move the shuffleboard courts was accepted on November 12, 1984. The four courts will be made to National Shuffleboard Association specifications and cost \$8,412, excluding striping and painting. This cost was paid from the Activities Fund. A discussion was started with the liquor store about replacing the link fence with a 6-foot high block wall with barbed wire on top. On November 15, Stuart and Sharen Rude were hired at the salary discussed, and the Board was to work on a new contract. Shareholders were asked to approve the By-Law changes at the Annual Meeting, January 16, 1985. On December 29, 1984, a special assessment was levied in the amount of \$60 annually.

1985

Oliver Lammers, P, Joe Flynn, VP, Martin Absec, T, Jack Lowder, S, Syl Eby, Rusty Krall, Del Engelking.

The Board met with the Park's attorney on January 9 to discuss the mortgage balance. A representative of Yuma Title was on the phone to provide the latest figures. The mortgage balance was \$654,723; the trust fund balance was \$540,023. It was projected, using the current rate of payments and both the mortgage and individual payment plans, that by 1996 the trust fund balance will equal the mortgage balance. Willies, the original developers, met with treasurer to request a "resume of the Park's insurance coverage."

The gas company made a request that all trailers using propane be connected to natural gas at a connection fee of \$25. It was estimated that the cost of gas to the shareholders would be reduced by 50 percent, and the value of the unit would increase between \$500 and \$600. The Board approved the spending of \$800 to stain and line shuffleboard courts and selected a committee to develop guidelines to coordinate the activity programs.

The Activities Committee presented a new Proposed By-Laws for Wintergardens Activities Association. The shareholders' opinions were very positive but they did not want another board setup as some of the power would be taken away from the elected Board. A Grievance Committee was suggested. On March 4, 1985, the Board established an Activities Committee accepting the guidelines that were suggested. As a result of these guidelines, the Variance Committee asked for a resolution similar to the one for Activities. The "Red Flag" rule (uncorrected variance violations) was adopted by the Board.

It was suggested that a newsletter could be used to "refresh the memories of the park owners on requirements of the variances in the park." The Board recommended that the assessment of \$60 per share be continued for another year. Motion made and passed that a share in transit will not have a vote. This item along with the election of new directors would be approved by shareholders at the Annual Meeting.

1986

Joe Flynn, P, Rusty Krall, VP, Martin Absec, T, Jack Lowder, S, Homer Petersen, Syl Eby, Marlene Forestall

The Planning Committee found that it was against Yuma City regulations to use manufactured housing as office space within the city limits unless the unit is specially constructed and carries the label "factory built." The Board recommended that the assessment of \$60 per share be continued for another year. The Planning Committee started looking into the possibility of enlarging the clubhouse.

A Special Assessment of \$60 per share was levied for the year to cover approved budgetary expenditures. Basic cable, 29 channels, was provided. A new entrance sign and earthquake insurance were purchased. The manager was made responsible for the streets. The liquor store owner claims he can get best price on fence installation.



Repairing Damage To Electric Lines Caused by
Moles—1986

A solar system for pool was discussed, and the manager advertised for part-time summer help. Automatic timers on watering system were installed, and an assistant secretary was appointed to handle share transfers. It was suggested that a Park satellite system be investigated and Park breakfasts should be increased to \$2.

The streets were repaired at a cost of \$7,700. The manager reported that the streets should be swept every six (6) weeks for good maintenance. The Activities Budget of \$3,349 was approved. The

cost of the improved electrical wiring and hookup on Lots 22 to 60 are to be covered by shareholders. Assessments remained the same as the previous year.

1987

Rusty Krall, P, Homer Petersen, VP, Martin Absec, T, Marlene Forristall, S, Jo Honish, Syl Eby, Gus Reich

Assessments would remain the same as the previous two years. There was a problem with shareholders housing their guests in RVs on shareholders' lots. A Board committee was formed to address this problem.

The Activities Committee request to have their new members' terms begin March 1 was approved. The Activities Committee requested purchasing a dual speaker cassette recorder, a 35 MM slide projector, 2 tables and 24 chairs.

A shareholder presented a plan for naming the streets and requested that the plan be reviewed before any further work is done. Board approved eliminating all street signs in the Park at this time. Motion carried 4 to 3. This motion was reversed at the next meeting. On March 10, the Board accepted the Variance Committee's regulations concerning street signs and posts. A shareholder requested the use of the clubhouse for a Park picnic on March 15 in case of inclement weather.

The Board and owner of the B-19 Store are to share the cost of \$4,201.75 for the 6-foot high block fence between the store and the Park. Each party is responsible for half the cost, and the owner of B-19 will pay a penalty of \$100 per month with 10 per cent interest if he defaults on this obligation. The Board accepted the Variance Committee recommendations to have all projects approved by the Committee completed within 60 days. The forms used when pouring cement must be approved before the cement is poured. The Board approved a \$65 charge to each subscriber to cable TV and the updating of the language in the Rules and Regulations, dated November 16, 1987. A Board member reviewed past discussions between shareholders and suggested that their differences be forgotten and an amicable solution be found.

Stuart and Sharen Rude resigned as manager and secretary as of March 31, 1987. Bob and Nancy Ward were hired to replace the Rudes. The Board filed a written protest with the State Unemployment Office regarding an unemployment claim. The Park Shareholders Photo Directory was approved by the Board. Bloody Marys and donuts were served at coffee on

March 5. One hundred eighty-six (186) mailboxes and a mail drop were purchased at a cost of \$2,880. The Special Assessment (\$60) levied in 1986 was permanently added. Total monthly lot assessments were: RV, \$40, singlewide, \$50; doublewide, \$55.

1988

Homer Petersen, P, Jo Honish, VP, Hutch Hutchins, T (assisted by Martin Absec and Neil Baker), Marlene Forristall, S, Brick Vaughn, Charles Pieper, Martin Absec

A shareholder was notified of past due assessments by certified mail to last known address. Included with the notice was an authorization that allowed the Co-op office to rent the lot at the going rate in order to satisfy delinquent assessments. By November, the delinquent shareholder's assessments were approximately \$7,000. At the Annual Meeting, the Board announced that the monthly assessments would remain the same as last year--\$40 for RV lots; \$50 for single wide, and \$55 for double wide.

The wire fence on 8th Street was hit by a drunk driver. The Maintenance/Beautification Committee was to investigate acoustical fencing (sound barriers). Wire fencing was put around the Park. Concern was expressed over the excessive power usage in the RV section. A new clamp-on amp meter was purchased to check on power usage, and money was allotted by the Board to correct the problem.

The Activities Committee recommended forming a Memorial Committee, which the Board approved. A Board member gave a report on the effectiveness and costs of various types of fencing for the 8th Street Park border. The Board requested that this information be given to the shareholders at coffee and donuts. Board continued to contact the shareholder who was in arrears in the assessment and will continue to try to rent the space with the income being applied to the amount owed the Co-op. Two unopened, certified letters were returned to the Park, and the shareholder's son was contacted. A letter verifying this telephone conversation was sent to the son.

The purchase of at least three CB walkie-talkies to help with communications in dealing with Park security and enforcement problems was authorized. The Board received an estimate of \$45,850 to extend the clubhouse 34 feet. The proposed expansion will be explained to shareholders at the "following Thursday's weekly gathering." According to a representative of the State Liquor Board, the only restriction on serving liquor in the clubhouse is that the Park cannot charge for drinks. A new piano was purchased at a cost of \$2,995; sealed bids would be used to sell the old piano. Street repair and sealing costs were estimated to be \$7,585 plus, and a new primary feeder wire (electricity) was estimated to cost \$4,000.

Assessments were increased \$10 per month to cover these expenses plus the mandatory television fee. Property taxes increased 25 per cent. A bid of \$45,850 was received from a local contractor to extend the clubhouse 34 feet. A suggestion was made that the Park Rules need to be updated. A letter was sent to the owner of the liquor store requesting the final payment of \$1,050.43 for the adjoining wall. The installation of a 4-foot-square dry well in front of Space 74 to deal with the problem of standing water was approved. The cost of electricity to shareholders in the RV sections was increased from 8 cents/KWH to 9 ½ cents/KWH, which is the amount

mobile homeowners pay. Monthly assessments were projected to increase to \$60 for doublewide lots, \$55, singlewide lots, and \$45, RVs, including TV costs. The Board approved limiting the use of electricity in the RV section of the Park and changed the Application and Permit for Building or Variance Form to reflect the use of electrical household items.

An Informal Shareholders Gathering was held to discuss the financial report; presentation of candidates for Board; perimeter fencing; clubhouse expansion; solar panels for heating the pools; projected increase in assessments due to increased property taxes; beautification; and on-site RV storage with guest accommodations.

1989

Charles Pieper, P, Jo Honish, VP, Hutch Hutchins, T, (assisted by Martin Absec), Merrill Pitlik, S (Marlene Forristall, assistant Secretary), Lynn Knight, Gus Riech, Brick Vaughn

At the Annual Meeting, shareholders voted to accept the Rules and Regulations adopted on March 28, 1988, and rejected a fence, clubhouse expansion, and RV storage on lot or guests sleeping in the unit. The revisions to the Permit and Variance Committee Guidelines dated February 6, 1989, were approved.

Board approved the placement of a mobile 16 feet by 68 feet on Lot 123 pending notification from the gas company and the owner's signature on variance application. Shareholder had been denied this request by the Variance Committee. Another shareholder spoke to the Board objecting to the patio placement on Lot 123. On March 6, the Board approved the shareholder's request that the unit be changed to an 18 feet by 68 feet mobile home.

As there were a number of units for sale, the Board approved an Open House on March 23, 1989, with the cost to be split among shareholders with units for sale. A check was received from our insurance company for \$677.13 in settlement of the shed fire last spring.

A bid was received for \$4,950 to repair cracks and reseal streets in the RV section (West section). Only designated drivers may take park-owned vehicles outside the Park. Legal advice was sought on the legality of "red tagging." The lawyer advised the Board that they were within their legal rights to "Red Tag" units. The Board appointed the manager responsible for the maintenance of ficus, mulberry and palm trees.

Annual assessments for 1990 are RV lots, \$540; Singlewides, \$660; doublewides, \$720. This includes cable TV service. For those who owe Yuma Title, \$240 must be sent to them also. Notices will be given or sent to each shareholder. Security lights were placed over the east door of the clubhouse and between Space 141 and 142.

1990

Brick Vaughn, P, Jane Thisselle, VP, Hutch Hutchins, T, Merrill Pitlik, S, Lynn Knight, Jim Jackson, Rusty Krall, and Marlene Forristall (assistant secretary) and Martin Absec (assistant treasurer).

Smoke alarms for kitchen and office were donated. A sensor light was installed at the back gate on Space 177. The Board is looking into the feasibility of limited access onto

Avenue B (right-turn lane only). A letter requesting the reopening of the gate on Avenue B with establishment of a driveway was hand-delivered to the Department of Public Works. County approval was necessary and the Park had to follow their guidelines. Estimated cost is \$6,000. Board approved a special assessment of \$50 to cover the cost of this project.

Shareholders were sent a non-compliance notice from the attorney regarding the "No-Pets" rule. Since they have responded, this topic can be postponed until the next annual meeting or until the attorney works it out. The clothesline area was completed at a cost of \$3,239. The clothesline cement refinishing and new concrete sidewalks were turned over to the Activities Committee. Cable TV costs increased 6 per cent. Unexpected expenses of \$1,300 included a new hot water heater for clubhouse and replacement of leaking sections of natural gas main.

The manager reported on the nonpayment of special and regular assessments. The Activities Committee reported that the facilities were being used by transients and other outsiders. This will be brought to the attention of shareholders at Thursday Coffee. The shareholders were reminded to get their Share Certificate from Yuma Title when the mortgage is paid. Property value increased 27 per cent. "No Parking, Fire Lane" was repainted on south side of the clubhouse. A Grievance Committee was formed to take action within a two-week period for any violations reported to them. The office and mail room was insulated at an estimated cost of \$82 to \$85.

A key to 8th Street gate was provided to City Police Department. Termites were found in the wood fence northwest of clubhouse. Replacement of the old fence with a brick wall was discussed. On December 10, 1990, assessments were increased to \$50 for RVs and park models; \$60, singlewides; and \$65, doublewides.

1991

Jane Thisselle, P, Rusty Krall, VP, Bowman Vertrees, T, Merrill Pitlik, S, Jim Jackson, Lynn Knight, and Marlene Forristall

The voting for new Board members at the Annual Election resulted in a tie. This was solved by the toss of the coin, witnessed by 13 shareholders.

Shareholders presented their arguments for bringing their pets into the Park. A Board member reviewed the rules which come into existence in the 1981 and 1982 Revisions. Shareholders were allowed to keep pets that they owned at the time the rule came into existence. Shareholders were given a ballot at the Annual Meeting to see how the majority felt about the "No Pet Rule." The "No Pet Rule" was reaffirmed at the January 9, 1991, Annual Meeting by a vote of 17 for pets and 127 no pets.

The gate to Avenue B was in operation. A motion was approved to limit the number of shares a shareholder could own to three (3). If more than three were owned at this time, then the prior ownership would be grandfathered in. Shareholder was asked to continue his security rides around the Park at night. The Activities Committee requested and received approval to install another swamp cooler in the clubhouse. The monthly bank service charge was eliminated as we are a non-profit organization.

In view of the recent rash of change requests, it was moved and seconded that any requested changes in Share Certificates be accompanied by the customary \$50 fee. The Board determined that shareholders, even when not living in the Park, are entitled to use the swimming pool. A stop sign was placed at the north end of the clubhouse. Shareholders were reminded to have lights on their bicycles when riding after dark. The manager agreed to trim trees on an "as time permits" basis but trees will be cut to a "manageable" height.

A letter was received from a shareholder promoting phased improvements. The first would include a wall along the 8th Street side of the Park and an upgraded entrance. The topic will be put on Annual Meeting Agenda going out to shareholders. (The memo written December 10, 1991, is in clubhouse file.) Cursory estimates for a 6-foot high wall were \$20 per lineal foot and \$26-\$27 per foot for an 8-foot wall.

The Board approved giving keys to the police and fire departments if they wanted them. The Activities Committee budget was \$1,810. Electrical overloading was discussed and future increased uses of electricity will be governed by the readings obtained from a peak-reading meter from APS.

1992

Jane Thisselle, P, Rusty Krall, VP, Gloria Thompson, T, Marlene Forristall, S, Myrel DesJardin (Assistant Treasurer), Jim Jackson, and Bowman Vertrees

The Board continued working with the City on the wall along 8th Street. The City wants to expand the roadway to 5 lanes and move our property line, condemning 7 feet. A letter was sent to the City and County requesting that the wall be constructed on our property. If a new Preliminary Title Report is required, the Board approved spending \$500 to \$700 for it. The engineering firm was having problems with the city and county about the location of wall. On the recommendation of the engineering company, a meeting between the Board and the Public Works Department was held. The Board approved the recommendation of the Proposed 8th Street Wall Construction Report dated October 9, 1992.

The Board approved using "Share A" (south of clubhouse at the entrance) for a dump station but the water hose would be removed. The Activities Committee asked for permission to build a basin in this area for the RVs but the Board decided to leave it as it is. A shareholder requested that the Board consider building a wall along the canal and removing oleanders. The minutes of each Board meeting were posted as unapproved after each meeting. A shareholder's request to rent a park model to an unmarried young woman during the summer was denied. The Board authorized the manager to hire the trimming of trees throughout the Park.

At a Special Meeting, the shareholders approved spending \$32,000 to sweep and clean the asphalt and place 1 inch ACFC overlay on the East Section of the Park. The road work was to be completed between April 15 and May 15, 1993. The Executive Committee approved a \$10 per month per share special assessment beginning January 1, 1993, to cover increased costs of operation and utilities.

The Activities Committee donated \$5,000 for pool repair to be made in the summer of 1993. The engineer is working on the final phase of the walls with the county. New drawings are

needed for site and safety when exiting and entering the Park. A final answer from the County should be received before the first of the year.

On November 23, a Special Shareholders meeting was held to vote on the proposed plans for the street overlay. The vote was 146 to 5 in favor with a special assessment of \$100 per share, which is due by January 1, 1993.

1993

Rusty Krall, P, Marybelle Carlson, VP, Gloria Thompson, T, Marlene Forristall/Harvey Beck, S, Myrel DesJardin/Joe Flynn, and Bowman Vertrees/John Thompson

A wheelchair ramp was installed at the east clubhouse door, and the entrance sign was updated to read "Adult Park—No Pets." The Activities Committee spending limit was set at \$500 without Board approval. Jane Thisselle was appointed to be an Executive Board Member with check-writing authorization for the summer season. The proposed resurfacing project will begin sometime after April 15 and will be completed prior to May 15. It will include removal of gutter areas around the clubhouse and several other gutter areas. Compacted gravel will be inserted with 2 inches of asphalt before the overlay is put down. The Board approved a petition to rezone 40 acres west of the Park from RVP (Recreational Vehicle Park) to R-2 (Medium Density Residential).

A shareholder made an insurance claim against Yuma County Water Users Association for damages caused by the canal water overflowing the levy. While the manager was on vacation, eight break-ins were reported. Both hot tubs were treated with acid baths to remove algae. The manager also recommended the application of new plaster to the big pool. A special meeting of the Board of Directors was called to approve and schedule the plastering of the big pool at a cost of \$3100.

In December, the Board approved the proposed extension of the wall on the west side of the shuffleboard court and the removal of the shuffleboard storage shed. The Board approved the Activities Committee spending up to \$3000 on this project. Since the cost of the wall was less than anticipated, the Activities Committee recommended that the west wall along the swimming pool be raised to the same level as the new section. Board approved.

The Memorial Committee was responsible for the repair or removal of the fountain, which was located in the flag pole area. The cost was estimated at \$560. The cable contract was renewed at a cost of \$1312.70 per month.

It was brought to the Board's attention that the State Compensation Fund provided liability insurance for band members, and individual members must be issued a check in payment of services rendered. The Park must then report these payments to the State Compensation Fund. This cost, which has to be covered by the Board, would be at least \$356 per year. It was the opinion of the Park attorney that it is not necessary to make such payments. A letter was written to the Workmen's Compensation Fund requesting the return of the \$302 paid as the dance band was an independent contractor not a Park employee.

A licensed plumber must be used when installing two check valves in the main waterline coming into the Park. This must be completed by July 1, 1994. Thisselle and Hopkins attended

the City Council meeting concerning property line on 8th Street widening project. Construction has begun on the widening of Avenue B but no information has been received from the county. The Activities Committee was authorized to spend up to \$750 for resurfacing the shuffleboard courts and benches. Wall and entrance projects are still ongoing at this time.

1994

Marybelle Carlson, P, Harvey Beck, VP, Gloria Thompson, T, John (Jack) Thompson, S, Joe Flynn, Bill Harris, Kirk Lee

No "Open House" signs are to be placed outside the gate. Matching roofs were approved for the pool heater and pump area at a cost not to exceed \$700.

At the Annual Meeting, shareholders were brought up-to-date on the proposed perimeter walls. A report was also made containing information about sale of a 5-foot strip of property along 8th Street. A written ballot was distributed to shareholders to indicate whether or not they would like to continue to investigate the matter of a perimeter wall. Yes—74; No—19. The Board asked for shareholders' input on wall design. A meeting was held with the City on February 8, 1994, giving a general run down of the Co-op's planning effort for wall construction, an entrance structure on 8th Street, our coordination with the county, and the engineering drawing of the proposed sale of property to the County. The Wall Committee suggested the entrance design and shareholders were to comment or suggest alternative designs. The height of wall was discussed—a 6 foot wall does not need engineering drawings whereas an 8-foot wall would. An 8-foot wall requires 8-inch blocks whereas a 6-foot wall can use 6-inch blocks. At a Special Meeting, November 21, shareholders approved spending \$32,000 for the construction of the wall along Avenue B and 8th Street from current and future revenues in available funds without a special assessment. The vote was 132 for and 18 against the wall construction.

At the November 21 meeting, it was suggested that the Wall Committee and interested persons meet to discuss the wall issues so wall construction can start as soon as possible. On December 5, the County Engineer stated they will do the survey, place corner stakes for our turnout lane, and suggested that our wall footings match the future sidewalk elevation. The proposed contract for \$33,000 was discussed, and some issues were asked to be clarified. The Board approved the signing of the amended contract on December 5. At the December 19 Board Meeting, a Board member reported that the contractor proposed to start work on January 2, 1995. The contractor would pour the wall footings, put the electrical conduit in every fourth pilaster, and run electrical conduits for plug-ins at each end of the wall and in the center.

Yuma County Water Users Association's insurance company has contacted the two shareholders to negotiate payment for their losses when the canal overtopped the irrigation ditch levee. The top elevation of the levee was raised to prevent future problems. The Water Users Association and the Federal Government are negotiating a method for the City to obtain more water. The Co-op paid \$942 for 1994 water rights whether we use the water or not. If this negotiation is successful, Yuma could then be directly charged for our water rights and determine how the water will be used. Such an arrangement could eliminate our annual charge for these rights.

The Co-op rental of a shareholder's space to pay the assessment resulted in an excess of \$937 in overpayments, which was deposited in the general fund. The shareholder's son was contacted to determine a course of action. A shareholder requested that the oleander along irrigation canal be trimmed and that the Water Users Association be asked to remove some of the dirt that has eroded onto our fence.

Research into becoming a Senior Park is continuing. The State Attorney General is prosecuting a case against a retirement park and a final decision should be available in 30 days. A shareholder suggested that the Board approve a handout which would be given to prospective buyers to help residents in the park sell their shares. The handout would include a description of our Co-op and the properties for sale. The Board approved a motion for the handout, that the handout be distributed by the office manager, and that an unobtrusive "for sale" sign be placed at the Wintergardens entrance for the remainder of the season.

A Board member reported that the cost of sweeping the streets would be \$35 per hour and would take 3 to 4 hours. The cost for the sealing was \$3500. The cracks were not large enough to seal with hot tar. When the bill was submitted, the charges were \$7005.90 but were later reduced to \$6505.90. Board approved this figure. The new Variance Committee guidelines stated that the ficus trees are owned by the Co-op, and the Co-op is responsible for the pruning. The Board decided to hire a licensed contractor to maintain the restrooms on an as needed basis.

Federal assistance was sought in constructing a noise barrier on Avenue B due to the projected increase in noise from international and interstate traffic when the Avenue B construction is completed. This project would divert traffic from a U. S. highway to local roads, and the increased traffic would increase the noise level, dust, and exhaust within 20 feet of the Wintergardens residents.

The hot tub on the north side of clubhouse was sand blasted and the surface recoated at a cost of \$1304. A shareholder offered to sell Wintergardens Space 150. The offer was rejected by the Board. On October 31, the approved the sale of a 5-foot parcel on West 8th Street and the donation of the land by our entrance for \$9500. Orchard Gardens is still going to talk with the Water Users Association about a gate closure by the irrigation ditch road. The Board agreed to the use of our name on this project which would be based on environmental considerations.

The Activities Committee proposed the enlargement of the kitchen and counter space by moving the serving counter two feet out of the kitchen area. The Park manager stated that a person outside the Park was interested in obtaining pollen from a certain male palm. The Board approved this request. The Activities Committee requested and the Board approved spending over \$500 on rewiring and refinishing the north inside wall of clubhouse. The insurance coverage on the clubhouse was increased to \$240,000. The Memorial Committee contributed \$2675.45 to be applied to a permanent sign for the new entrance wall.

The Fire Marshall reported that a fire hydrant was needed in the Park. The Board had hired Jacobson Company's, attorneys, to work with the city to determine what costs would be the City's when installing the fire hydrant and what costs would be Wintergardens. A member of the Division of Public Safety then stated that the Fire Marshall may have over emphasized this point. After the City decided that a fire hydrant was not necessary, the Board ordered the attorneys to stop any further work except to contact the city to determine if the City would pay all costs for a

water main to Wintergardens. Board minutes will be placed in a binder where they can be read more easily by the shareholders.

A joint contract was given to Bob and Nancy Ward. The Board will act as managers and the Wards will be employees and take directions only from the Board. The joint salary is \$37,000--\$14,800 to Nancy and \$22,200 to Bob. The Board will set up a Maintenance Committee of possibly two members and the president. The committee is to inspect the Park when they feel necessary and contact Ward with suggestions for work. The president is to be the contact with Ward unless he delegates to another Board member. If individual shareholders need Ward's help, the shareholder must make the request through the Board. The savings in the Wards' salary will be used to increase the grounds maintenance budget for trimming/pruning of the ficus trees.

1995

Marybelle Carlson, P, Dolly Elliott, VP, Kirk Lee, T, Jack Thompson, S, Harvey Beck, Bill Harris, Ed Gawer

On January 16, 1995, the Board approved renting the five RV spaces to friends or guests of shareholders only. The income of RV rental spaces was reduced as we no longer rent to the public. There are no sheds on these spaces.

The trimming of the oleander along Avenue B was done by a landscape contractor. The Activities Committee was authorized to spend \$200 for the construction of a new entrance gate. The Board approved the addition of lumen lights to the top of the Orchard Gardens wall plus that provided by APS. This will provide lighting for the entire wall. The Board agreed to turn off the additional lighting from November through April when the Orchard Garden residents complained about it.

The Committee for Share Assignment was formed to discuss various scenarios of rental problems and make recommendations to the Board. The committee was to report at each Board meeting. The Share Assignment Committee recommended that we become a senior adult park, create a permanent Hospitality Committee, prepare a rental agreement to be examined by the attorney for legality, and update the Rules and Regulations. The Board approved the creation of the Hospitality Committee and requested that it meet with new shareholders and all renters. The committee agreed to look for possible ways to reduce the number of rentals. The Board asked the Share Assignment Committee to prepare a draft establishing the committee and its purpose and that the Committee recommend a lawyer that is an expert on the age-limit law for retirement parks.

On February 6, it was reported that the Avenue B wall was completed. Lighting decision along the wall will be made later. The exiting emergency gate on 8th Street will be reinstalled on completion of the new wall and metal lathe will be placed in the Avenue B gate. At the February 20 Board Meeting, it was reported that the check from the Yuma County for \$9516.30 for the purchase of land on 8th Street was received. The Memorial Committee asked for, and was given, approval to put decorative rock, edging, and cactus in front of the new sign and install the number 2700 on the east side of the easterly entrance pillar.

At the March 6 Board meeting, it was announced that the wall on Avenue B and that the main gate (8th Street) were completed. The contractor removed the emergency gate as the contract stipulated so that he could take all the fencing. (This was stated in the contract.) A Board of Directors Special Meeting was held on March 7, 1995, to discuss problems associated



Ribbon Cutting-- Marybelle Carlson and Jane Thisselle

with the wall completion. The gate on No-Name Street will be constructed of square tubing and two hinges to provide an opening of 16 ½ feet, at a bid of \$750. Installation would be done by volunteer Park labor at a cost of about \$50. The widening of No-Name Street between Space 117 and the horseshoe pits would provide parking for automobiles along the wall. There will be a 2-foot strip along the wall to be planted with cactus which requires no watering. On March 20, shareholders on No-Name Street asked to change the name to Wall Street. The Board stated that it did not need to take any action on this but should get a variance for the post.

At the March 20 Board Meeting, the contractor's final bill of \$14,500 was accepted by the Board. A ribbon cutting ceremony was set for March 28, at 11 a.m. with Jane Thisselle cutting the ribbon.

The wording of the wall sign, "Wintergardens Senior Co-op" was discussed with the lawyer. It was our attorney's opinion that this wording was acceptable and does not have to be the same as the legal name as the Park. The wall sign wording, "Wintergardens Senior Co-op," was approved with black letters at a cost of \$574.95.

Shareholders were reminded to watch for bike riders when exiting onto Avenue B. Shareholders expressed concerns that the Board was not enforcing the Rules and Regulations as diligently as they should. A shareholder felt that the Board had "caved in" and allowed known violations. Shareholders were reminded that the upkeep on their space, including painting of sheds, is their responsibility. A new water heater to the pool-side hot tub was replaced at a cost of \$1352. A sign to remind RVs to use the main gate was placed on the exit gate.

Volunteer Workers Coverage Endorsement was added to our insurance policy. The exit gate needed repair as a 35-foot motor home exiting the Park tore the vee rail at its base when the overhang from the vehicle caught on the rail.



New Entrance Sign



Bill Harris, Marybelle Carlson, Dolly Elloitt, Kirk Lee

At the October 18 Board Meeting, it was reported that the final cost of the wall-related expenses were \$41,574.04. An emergency lock box for 911 was purchased from the Fire Department at a cost of \$101 and placed at the main gate.

Air conditioning of the club house, at an estimated cost of \$7,500, was discussed and tabled until another time. At the November 20 Board meeting, the Board decided to wait until next November before proceeding with the canal wall construction. The canal wall plan and

estimated costs will be presented at the Annual Shareholders Meeting in January. This was postponed as after further investigation, it was discovered that a City variance permit would be needed for the construction of a planned wall over six feet high. After talking to the Water Users Association, they said that they could cooperate with the Park so the levee can be used when building a wall.

A letter signed by several shareholders expressed the following concerns: electrical overload in certain Park areas, the electricity needed for the exit gate being on these overloaded lines, the wall contractor not licensed to build walls and had to rectify with State, contractor paid for "fill and grade" and shareholders and renters doing all the grade work; Park name on sign not the same as Articles of Incorporation; and requested that the contractor install the track and main gate as originally promised.

Board members approached a shareholder about allegedly allowing a stray cat into their mobile and feeding it. The shareholders stated that the cat was never allowed in the mobile. They had been feeding the cat as they could not stand to see it go hungry. It was also discovered that several shareholders were feeding the cat and bringing food over to their unit. They agreed to stop feeding the cat when they discovered that the cat was also being fed at Orchard Gardens, where pets are allowed. They said the Board can do whatever they like with the cat.

Rentals contribute less to the hands-on operation of the Park, and maintenance is often neglected. The Board suggested the forming of a committee for the purpose of looking into this matter and their findings be brought up at a "shareholders gathering."

Some shareholders were concerned over beneficiaries and trusts inheriting spaces because the names are not the same on the Share Certificate and the Proprietary Lease. It was brought to the attention of the Board that when there is a name change on a share certificate, the change was not made on the proprietary lease. The attorney recommended that the proprietary lease should show these changes by issuing a new proprietary lease worded the same as the share certificate. The Board approved a \$100 annual maintenance/handling fee be imposed on Space 148 as the Co-op has been renting it and doing the maintenance for the past nine years. The amount will be taken from the existing account for Space 148 which has a balance of \$900.

At the November 6, 1995, Board meeting, a Board member reported that the wall along the canal can be constructed at a cost of \$23,670. He suggested that the Park appropriate \$13,000 from the estimated 1995 balance of \$22,000 and \$13,000 from next year's budget. A power wire could be placed on the top of the wall blocks and lights, a burglary laser beam, or motion lights could be installed. A chain link fence similar to Orchard Gardens could be installed on the top. Barb wire cannot be used. A Special Meeting of Shareholders was scheduled for November 21, at 10 a.m. for the purpose of authorizing this project.

The sprinkler system was separated from City water, and \$714.41 was spent for materials to upgrade the first phase of the improvement plan. At the December 18 meeting, it was reported that phase three was complete and irrigation water from the well to the back wall is tied into the sprinkler feeder lines. The cost using volunteer labor was \$1724.63 versus a contract bid of \$9470.

On December 20, the Board denied a shareholder's request for reimbursement from the sale of a five-foot strip of Co-op property to Yuma County. The Board stated that all Co-op property is owned by everyone and that the fence bordering the street existed prior to the Park being incorporated. The value of each share certificate and mobile home has increased because of the living environment created by the wall.

1996

Ed Gawer, P, Dolly Elliott, VP, Kirk Lee/John Cook/Jean Jewell, T, Jack Thompson, S, Bill Harris, Kirk Lee

On January 2, the Board informed the original owners of a space that they are starting foreclosure for lack of payment on the share.

The Long-Range Planning and Survey, conducted by two Board Members, showed that the priorities important to the shareholders were the wall, double handrails on pool, water, electricity, lower assessments, clubhouse extension, and storage shed on Space 177. Two Board members also talked to the residents living adjacent to the canal, and all wished to have an 8- or 9-foot wall constructed with additional lighting and a 3-foot cyclone fence on top.

The shareholders will receive an update on the canal wall at the Annual Meeting. The water irrigation project could be done in the middle of February if enough volunteers show up. At the March 4 Board meeting, shareholders expressed the opinion that the Board should proceed with the canal wall, get the shareholders permission to spend the money, and make a storage shed a second priority. Some shareholders felt that the money should be accumulated, not depend on an assessment and that it would be to the Park's advantage to forget the fence, build a new shed, and give everyone a reduction of \$5 in their assessment.

Variance Guidelines changes were approved by the Board on February 5. The Share Assignment Committee presented guidelines for the Hospitality Committee. A motion was made and approved to add the Rules and Regulations to the rental agreement and send the amended draft prepared by the Share Assignment Committee to our attorney for comments.

A failure of the electrical system for some of the spaces in the block enclosing Spaces 157 to 166 was due to corrosion of aluminum wire, which was replaced, and rusted pedestals,

which were repaired or replaced. The electrical load was balanced, and each park model converted to 220 volts. The shareholders paid some of the costs. A committee of shareholders who were electricians clarified the major electrical issues including a list of all the work done by volunteer labor from January 1986 to January 1991. The electrical wiring was updated on the maps.

The Share Assignment Committee brought to the attention of the Board the Fair Housing Act for Parks where 80 percent of the people would be over 55. The Board asked the committee along with the Board secretary to draft a letter to the State Attorney General's office requesting information on the status of the State following the Federal change in the new wording. At the November 18 Board meeting, it was approved to take action to have Wintergardens Co-op Park officially designated as housing intended and operated for occupancy by persons 55 years of age or older. The rights of shareholders presently under age 55 should be grandfathered in. A shareholders gathering would be held on December 5.

At the request of Board, the Share Assignment Committee would take on an additional task of reviewing and rewriting a draft of the Rules and Regulations. Contact with our state legislator regarding the Federal Law for "55 and over" parks was initiated. The approved sublease agreement must be used for all subleases that exceed one month and a copy must be submitted to the Park office. The attorney recommended the addition of the rental amount as a protection to the lessor and lessee, and the information could be valuable to the Park. The corrected draft resolution to establish the Hospitality-Orientation Committee was approved by the Board. In a letter to the Board, a shareholder suggested the Board consider the purchase of Space 1 for use by Park for activities and as an office.

Board approved the repair to the two therapy pools and to install two sets of double "figure 4" handrails at a cost of \$5200. At the October 21 Board meeting, the Board approved fiberglass for the large swimming pool at an estimated cost of \$7600. After a meeting with the City Planning Commission, the city requested a copy of our Variance Regulations and stated that our Regulations were much like what they were interested in for the rest of the city. They stated they were very satisfied with the way the Park was operated.

Funds set aside for a lawn mower were spent on an electric cart at the request of Manager Ward. Street signs were refurbished. Shares Assignment Committee recommended that the Board take action to have Wintergardens Park officially designated as a fifty-five years and older park.

A committee was formed to study the cost of using the existing manager/custodial type of operations versus using an outside manager. According to the Minutes of the November 20 Board of Directors Executive Meeting, the Board reviewed and discussed the information that was presented. The Board decided that hiring management/outside maintenance was not feasible for the following reasons: 1. Not cost effective; 2. No security during weekends or summer; 3. Help not available in emergency situations; 4. No cleaning costs included; and 5. No one available for day to day office work and recordkeeping.

One hundred seventy-one (171) shareholders signed a letter written to the Board supporting and praising the work the Wards do in the Park. New contracts were awarded to the Wards. The CPA was also awarded a one-year contract.

The Board reminded shareholders that the "for sale" sign should be placed in the window of the living unit and remember that the unit, not the space, is for sale. Three-ring notebooks were furnished for incoming Board members, along with a list of documents to be included. Hospitality Committee was formed.

1997

Joe Flynn, P, John Cook, VP, Jean Jewell, T, Dolly Elliott/Seymour Fannesbeck, S, Dale Struebbe, Ed Gawer

A Special Meeting was held February 3, 1997 to approve the Share Assignment Committee's recommendation for the wall on the canal. Approval was sought to become a 55+ Park. Both motions were approved.

The Wall Committee reported that a plan for a 7-foot 8-inch high concrete block wall with a 4-foot chain link fence along the top has been sent to contractors for bids. The bid included the removal of the oleander. The Memorial Committee worked on the sign for the wall to show 55+; 55+ was added to the letterhead; and the "No Pet" sign was put up on the stop sign posts. The Board approved a motion to change the 6-inch letters on the bottom of the existing sign to add 55 plus at a cost of \$126.

The Share Assignment Committee examined the trend of the increasing number of rentals. They believed this was not a problem as a number of future buyers have been renters. The committee recommended changing Wintergardens Park to a 55 plus park and restrict minors in the Park. It also recommended that letters of explanation and ballots be sent to the shareholders. The Board approved this recommendation and the ballots will be opened on March 15, 1997. The regular election committee will count the ballots. The results of the Notice of Special Vote of Shareholders, February 21, 1997, were 91 for building the canal wall and 42 against. If Wintergardens becomes a 55+ park, an addendum will have to be added to the Proprietary Lease. Upon completion of these projects, the Share Assignment Committee was to be dissolved. The Share Assignment Committee was given one more task—rewrite the Rules and Regulations. At the December 15 meeting, the Board approved to change "each space must have at least one palm tree" to "one palm tree per unit." The Variance Committee was asked to measure Lots 144, 166, and 167 to determine if it was feasible to place park models on these lots.

At the April 9, Special Meeting, there was a discussion on the 3-foot set-back rule for Wall Street and the need to fill and seal coat the whole area of Wall Street.

The use of copper wire for electrical wire began, and some of the electrical pedestals were replaced. Satellite dishes 24 inches or less in diameter were allowed, and the Board approved the motion to have one palm tree per unit. There were several shareholders who volunteered to pre-pay their 1998 assessment for the additional financing needed for the wall.

By November 1997, the canal wall was completed at a cost of \$45,732.27 with only landscaping work needed. The oleander stumps needed to be removed. The Board decided that the Park would pay the cost and use a spray and stump rot to remove the stumps. The Activity Committee donated \$4000 of the above amount. A check for \$900 was sent to the Yuma Water Users Association to retain water rights to the canal water. On December 15, it was reported that the water behind the wall on Lots 141, 139, 131, and 132, was not a serious problem, but it

showed salt on the canal side. It was also reported that the stumps were just about history with some needing one more spray.

1998

Joe Flynn, P, Dale Struebbe, ,VP, Jean Jewell, T, Seymour Fonnesbeck, S, John Cook, Ken Mortensen/Marybelle Carlson, Jack Littlefair, Dolly Elliot, Assistant Secretary

The Board approved a motion that the duties of the Hospitality Committee include the Photo Directory. The Past Presidents plaque with room for 25 names was placed in the clubhouse. Cement was added to stabilize the gate on Wall Street. Parallel parking spaces were put along the wall, and the monthly rental fees were raised to \$300 per month.

The Board established a committee to look at the long-range plan with the electrical work to be done in four phases with \$4000 from general funds. The recommendations for 1998 were electrical needs, phone 1 and 2 (Fax line) and select a clubhouse renovation/enlargement planning committee chair.

The following projects were recommended and completed: shelves were built for the storage area, the attic cleaned, the clubhouse doors cleaned and painted, the clubhouse ceiling was repaired and painted, the metal or plastic slats in the gate were replaced, the smoke detector in the laundry room was added, the outdoor shower wall was repaired, and shuffleboard courts 1 and 2 were updated. It was also recommended that the written inventory be updated with video tapes on everything on the inventory.

At the April 6 meeting, it was reported that the Park inventory was completed and necessary repairs had been made. The north swamp cooler was replaced. In order to prevent summer use of the pool by outside person, keys were given to summer residents for the padlocks on the gates to pools and hot tubs. A Club House Renovation Survey showed that 55 shareholders voted yes; 15, no; and 5 undecided. It was decided to table this project and not do any more on it until the electrical work was completed. The Activities Committee purchased 12 new patio chairs for the pool area at a cost of \$110 each.

The Board sent a letter to Southwest Gas concerning the repair to the roads where they cut across the streets to install gas lines. No reply had been received by the November 16 Board meeting.

On December 7, the Wards advised the Board that they were not planning on renewing their contract for the following year.

An electrical front gate with a key box was installed at a cost of \$3623. The Wall Committee was disbanded on December 21, 1998.

1999

Jack Littlefair, P, Dale Struebbe, VP, Marybelle Carlson, T, Seymour Fonnesbeck, S, Jim Easton, Lyle McDonald, Joe Flynn

The Road Committee was disbanded. A reverse osmosis unit was installed in kitchen at a cost of \$970.49. The Park attorney wrote a letter to Northern Pipeline Construction requesting

the road repair that occurred when Southwest Gas installed new natural gas lines. When the Board met with the attorney, they reported that a sealer has been applied and Zeller will apply slurry after May 1. An acrylic seal then needs to be applied to prevent the black from being tracked into the carports and homes. The attorney also wrote a letter to the Environmental Solid Waste Dept. regarding the new collection fee to see if we warrant this charge.

"Private Park, No Soliciting, and No Pets" signs installed. American Fence installed a timer on 8th Street gate at a cost of \$200. Sno-Coat was applied to roof at a cost of \$617, and the walkway in the attic was installed. An acoustical drop ceiling for the clubhouse was discussed. Due to the possibility that the existing ceiling contains some asbestos, a test for asbestos would have to be done at a cost of \$200.

A car was driven into the 8th Street wall. Repair costs, which were covered by insurance, were \$710. City complied with request to lower charge for solid waste in summer months. Occupancy limit in clubhouse set at 182. Roof repaired at a cost of \$2,830.

Phase I of the electrical plan is completed at a cost of \$8700. Phase II consists of running the electrical lines East and West in the Park using park labor with Specialty Electric as an advisor. Specialty Electric was notified that the Park did not pass the inspection and gave directions so "that we would get a favorable inspection."

The search to replace Bob and Nancy Ward began, and the Board approved an annual salary between \$29,000 and \$31,000. A variance was approved to move the Ward's Park Model to another space in the Park. Sherry Schafer signed a 3-year contract as Park Manager on April 12, 1999. A shareholder was appointed as summer assistant secretary. At the April 5 meeting, the Board discussed installing a doublewide on Lot 177. Two Board members voted for it; two, against it. A straw vote of the shareholders was taken with most voting against. A Shareholders Gathering was held regarding the installation of a doublewide mobile home on Lot 177, and the Board said they would look into placing a singlewide mobile in place of the doublewide. On April 12, the Board reported in a newsletter, that the City would not approve a singlewide but they had approved a doublewide. The Board agreed to stay with their approved motion of April 5 for placing a doublewide on Lot 177.

Summer projects were the repair to pedestal on Lot 177, pedestal rewired and moved, wiring fixed to the security lighting, and well pump replaced at a cost of \$3,473.05. The office computer was replaced at a cost of \$1,366.71, a new office desk was purchased at a cost of \$247.71, new carpeting was laid and the office was painted, and a second phone line for a FAX was installed. At the November 15 Board meeting, the manager made the following suggestions: 1. Sprinkler systems need to be updated by the shareholders, 2. Cement by pool and walkway on West side of clubhouse is cracked and peeling; 3. Electrical lighting around clubhouse needs to be checked and add some protection against power surges; 4. Sewer on Lot 177 is a problem; 5. Restrooms could be updated.

Javier Guzman became a temporary employee and worked part-time during the summer of 1999 with his salary coming out of the Manager's contract.

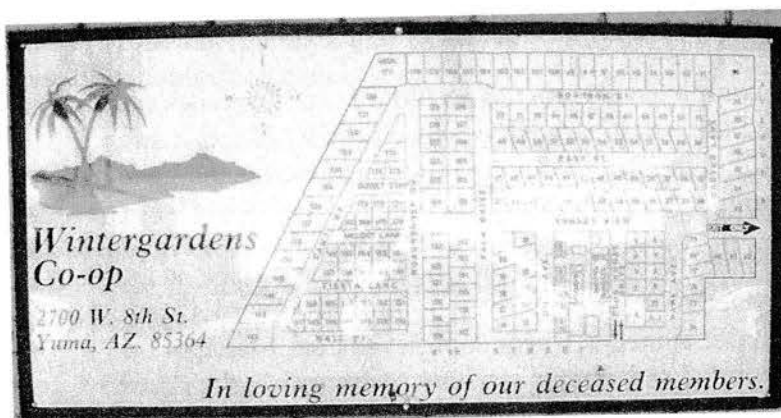
Seventy-five shareholders petitioned the Board for a change in the By-Laws, Section 5, Voting Procedures for Board of Directors. They recommended that the wording be changed so

that each shareholder cast only one vote per candidate for each share owned. Shareholders asked for a Special Meeting to vote on this. Board met with attorney to discuss changes.

Water system valves were color-coded. Board approved a motion that would limit the use of Park equipment to the ladders and hand tools only. The Board approved a motion to give Quality, a new propane company, exclusive rights to come into the park. If a shareholder rents the tank from another company, the shareholder is responsible for contacting the company that is used.

2000

Jack Littlefair, P, Lyle McDonald/Jerry Rasmussen, VP, Marybelle Carlson, T, Jim Easton, S, Jean Jewell, Merle Chaplin, John Smith.



Memory Map

At the early Annual Meeting, an amendment to the By-Laws to eliminate cumulative voting and early voting was defeated. A new map of the Park was installed on the side of the Clubhouse in memory of our deceased members. It was covered with Plexiglas. New electrical cable was installed, the cable was buried, and the hookup was completed. Board requested that shareholders using Glendale Bugas, Inc. terminate this

company and get their propane gas elsewhere. This request was made due to the poor condition of their equipment. A list of principle duties and responsibilities regarding maintenance and pool machinery within the Park was compiled.

The Board sought the Park attorney's advice on what qualifies Wintergardens Co-op as an age 55+ park. The lawyer stated that to keep the age-restricted status, at least 80 percent of all spaces must be occupied by one person age 55 or older. However, occupancy and ownership are not the same—the share may be owned by anyone irrespective of age. It was also his opinion that in the event of the death of the age-qualified person, the non-qualified occupant is to be permitted to continue staying in the Park. In the case of ownership of share, if two or more unmarried persons request ownership, both names are to be put on the share followed by JTRS (joint tenancy with right of survivorship). A resolution to this effect was signed by the Board president. The Board approved changing the name of the Hospitality Committee to Orientation and Hospitality.

A concerned shareholder reminded the Board that they must listen to all shareholders, adhere to the open meeting law, and wanted the shareholders present to be aware of the changes made to the manager's contract. The outside bulletin board, which was provided by and will be maintained by AMI Ad Media, Inc., was installed.

The Grounds Improvement Committee took on the responsibility of identifying and documenting all past changes and rerouting of sewer lines; city and well water lines; electrical utility lines and long range planning to update outdated and inadequate utilities and other installations. The problem with the main sewer line located in the area of Space 84 was identified. The gas company put the gas line through our sewer line. The gas company repaired it and reimbursed the Park for all costs relating to this mistake.

Trees are to be trimmed to the following specifications: 12 feet high, 1 foot from the road, and 4 feet from the bottom to the first branch. Shaping is to be done by the shareholder. Lawn maintenance fee rose to \$8 per month or \$40 per season. A pickup truck swerved to avoid hitting a girl on a bike and caused a gap 10 to 12 feet wide in the southwest corner of the Park. Additional damage occurred to the backyard landscaping, ground lighting, and fruit tree on Space 143. Costs were covered by driver's insurance. No serious injuries occurred.

The Activities Committee turned the repair of two shuffleboard courts over to the Board as the cost to take them out and replace them was estimated to be \$11,062.

After a review of finances, the Board discussed whether to have a one-time assessment of \$100 per share or to increase the assessments by \$10 per month. The Board approved a \$10 per month assessment increase.

A letter from Lyle McDonald resigning his position as Vice President and member of the Board was read. Jerry Rasmussen was appointed to Board. It was proposed that the assessments collected since July 1, 2000, be placed in a special fund and accumulated for road improvement along with the increase the Board was proposing at the next Annual Meeting.

2001

Jean Jewell, P, John Smith, VP, Jerry Rasmussen, T, Stan Briggs, S, Lowell Forristall, Merle Chaplin, Jim Easton

The black "8" pool ball was replaced by purchasing a complete set at a cost of \$74.85. The Board began purchasing swimming pool chemicals in bulk to reduce expenses. These chemicals can be kept for years in a dry spot.

Phone hookups are available to all RV rental spaces if the renter pays the \$45 installation fee. The average cost of operation per month for the year 2000 was \$14,453.41, which is a correction to the November 6, 2000, minutes. Guidelines for Memorial Committee, written by the committee, were reviewed and approved by the Board. Several ad-hoc committees were formed: Rules and Regulations Review, Review and Compare Insurance Policies, Inventory Update, Costs of Water/Sewer/Garbage, and Cost of Living Comparison in Wintergardens Versus Other Co-ops in the Area. Changes to Rules and Regulations were approved March 7.

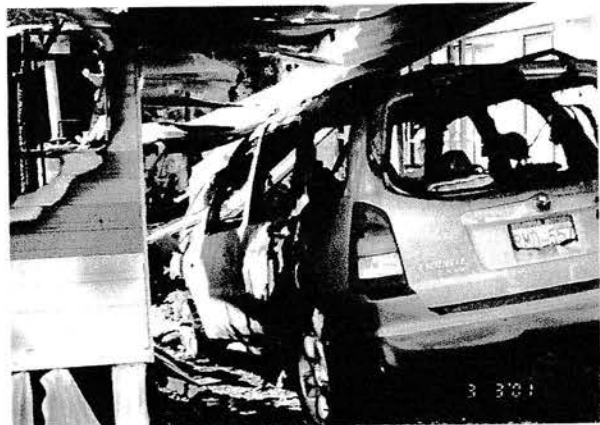


Jersey's Mobile Home, Space 107

Shareholders were allowed to choose their own propane gas provider. On March 1, Steve Ochoa was filling a propane tank at Norm and Jeanette Jersey's home, Space 107, when an explosion occurred. Both men were outside near the tank at the time. Despite being burned on the right hand, arm and face, Ochoa drove his propane truck away from the fire with its hoses trailing on the ground. Jersey was also burned and sustained first and second-degree burns on his arms, head, and back. Jersey's wife, Jeanette, was inside when the explosion occurred and managed to get out safely before flames spread to the home.

When the firefighters arrived, residents with garden hoses were pouring water on the blaze and prevented the fire from spreading. Heat from the blaze blew out the windows and buckled the siding on one of the neighbor's home. Jersey's home and a sports utility vehicle were destroyed by the blaze. Both men were flown to the Arizona Burn Center in Phoenix. Ochoa recovered but Norm Jersey returned to Canada and later died from his burns.

A "Local call only" phone was installed in the clubhouse and an emergency phone by the pool when the telephone company removed the pay phone from the south side of the clubhouse. Jam sessions were scheduled every week due to the tremendous turnout. A free dance was held using CDs for music using the player purchased by Activities. Activities also were planning to have a portable, light weight but strong stage built.



Jersey's Car and Garage

The Cost of Living Committee reported that Wintergardens is the largest Co-op, the most expensive, and the most impressive to live in because of the grass and trees. Repairs were made to the old Park-owned pick-up truck—a crack along with one tube of the radiator was soldered, alternator bearings and brushes replaced, the belt was removed from broken air conditioner compressor clutch and a seat cover was replaced as authorized by Board. The Insurance Committee recommended the Yuma Insurance Company, removed some double coverage, and reduced liability from \$3 million to \$2 million, which resulted in a reduced rate.

Application was made to the Yuma County Water Users' Association to use canal water for irrigation.

A history case made by a shareholder was installed, and other shareholders were given the responsibility of putting historical items in it. Javier Guzman was hired as a full-time employee. New window blinds and sound boards were added to the Clubhouse. "You are driving on our sidewalks, 10 miles per hour" sandwich-board sign was made. RV rental prices were set

at \$300 plus electric per month; \$19 a day with electric; \$110 per week with electric; and \$1250 per season plus electric. Sewer lines were repositioned around RV rental spaces. Park would assume care and trimming of all ficus trees. Dedicated FAX line was removed from office to save money.



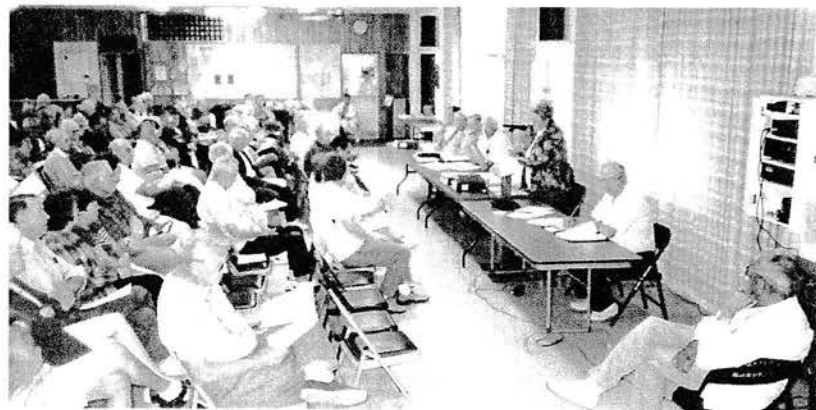
Pat Goroutte and Warren Hemphill Wedding In Clubhouse

The Activities Committee approved the use of the clubhouse for a shareholder's wedding on December 9. The Board defined the "off season" from April 1 to October 31 and the "season" runs from November 1 to March 31. In a letter from the lawyer, he stated that meetings are open to all shareholders and closed meeting are limited to the discussion of (1) employment or personnel matters, (2) legal advice from an attorney, (3) pending litigation, and (4) matters relating to enforcement of documents.

2002

Jean Jewell, P, John Smith/Marybelle Carlson, VP, Jerry Rasmussen, T, Stan Briggs, S, Lowell Forristall, Merle Chaplin/Ed Phillips, Claudette Schmutzer, and Marlene Forristall, (Recording Secretary)

At the Board's Organizational Meeting, it was decided to meet the first and third Monday of each month from the third Monday in October through the first Monday in April. The Activities Committee recommended that liquor not be purchased and served in the Clubhouse.



Board Meeting 2002

Clubhouse renovations, blinds, and sound boards, came in under the \$3,500 budget. The bill for the sidewalks around the west side of clubhouse and some water valves was \$1,895. All labor was donated. Any city building permits necessary for approved construction are the responsibility of the shareholder. Motion approved that the FAX machine be used for Co-op business only.

A Special Meeting was held on February 28, 2002, where shareholders were asked to approve having CPM slurry-seal the roads at a cost of \$20,519.94. This application should last 3 to 5 years. Shareholders approved the project. Several goals were suggested including the development of a Park brochure, constructing a building for the pool tables and exercise equipment, and using canal water for the irrigation system. Board approved consulting the City Engineer to see if the plan for moving the dumpster area east was workable. Board members suggested several goals: Park brochure, change irrigation system from well to canal water, and



Sealing the Roads

check prices and feasibility of using solar energy for heating water for pool, hot tubs, and laundry.

A meeting was held with Orchard Gardens regarding the deterioration (cracks and water damage) to the wall between our two properties. The Memorial Committee purchased a light (by pool) and a plaque commemorating our deceased members. A new camera was purchased for pictures for the photo directory. The Auction

made \$890. The laundry room repainted and new washers and dryers installed. Two shuffleboard courts were replaced at a cost of \$8,175. Shareholders painted the new courts.

Steve Ochoa filed a lawsuit and everything has been turned over to the insurance company. We were not the only ones named in the lawsuit. A copy of the Variance rules was sent to the attorney in the Ochoa vs. Wintergardens Lawsuit. (Ochoa was the driver of the propane truck that was servicing Space 107 when a fire occurred.) As legal fees exceeded amount in budget last year, this amount was increased.

Remodeling of laundry room was completed during the summer. The manager laid the tile and other employees did the painting at a minimal cost. Four new washers and dryers were installed. The Palm trees cost \$3,222 to trim; the ficus trees, \$1,950. Monthly cost of cable per



Knute's Annual Fish Fry

household was \$6.52 or \$1,206.40 for 185 spaces. Shareholders were reminded that the fronds on the palm trees burn like parchment paper and recommended the skinning each palm tree. The first time skinning is the shareholder's expense; after that, the Park covers the expenses. Board approved The Garden Company's recommendation to remove any too tall, diseased, or damaged trees.

The shareholders were reminded that they are responsible to obtain the necessary sales papers from the secretary when selling their shares, that the Board has the first right of refusal, and that the Board must meet the prospective shareholders unless they are recommended by a current shareholder. The hot tub on the north side of

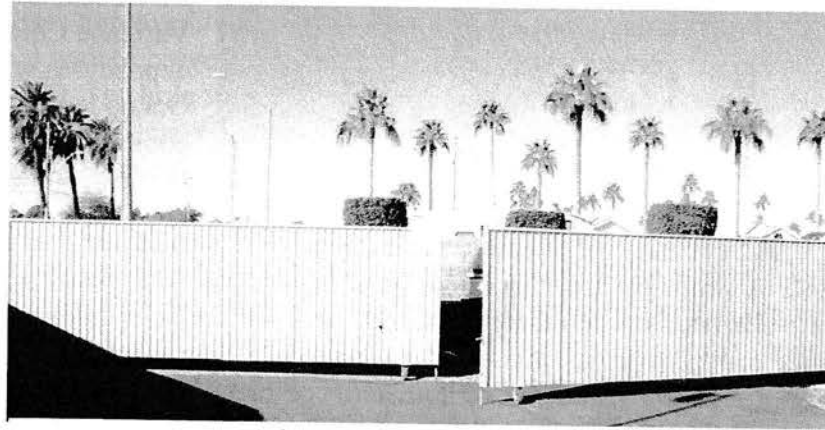
clubhouse was cleaned with an acid rinse. The fiberglass is wearing on the bottom of the pool, and the warrantee is no longer valid as the company is out of business. The cost of Winter Lawn Maintenance was \$8 per month or \$40 per season. This includes free repair service. Ogle Street was closed and the Clubhouse used for Knute's Fish Fry Party, which was the beginning of the Annual Park Picnic. A Park brochure explaining what a Co-op is and what the Park has to offer was developed for in-house use. The clubhouse roof was painted at a cost of \$679.69 and is expected to last approximately five years.

2003

Ed Phillips, P, Don Easton, VP., Stan Briggs, T. Claudette Schmutzer, S, Lowell Forristall, Jerry Rasmussen, Les Bertsch

A shareholder, concerned about the use of the chemicals in the pool, suggested looking into a salt-water generator. Upon research, a Board member found that this system has had problems with the salt content of the water used, as it quickly erodes the pumps, and eats away the internal components. The Board decided to postpone any decision until someone can give us a five-year definitive answer on the use of salt chlorination. A sealer was purchased to fill the gaps where the concrete walls around the pool join. This is a temporary solution. Activities Committee contacted the company where the tables were purchased, sent pictures of the damage that had occurred, and asked what could be done about the damaged tables. At the Annual Meeting, a shareholder read a letter from California Pavement Maintenance Company. The letter stated that they now feel that a slurry coat modified with silica sand will adhere to the Park's roads after they have been swept.

The total cost of the concrete, walls, and gate around the dumpster area was \$3,066.09. This was well under the budget of \$5000. The Board approved transferring Board members books from members who are no longer on the Board to the new members. These books are purchased by the Co-op and should be considered the property of the Co-op.



Improved Dumpster Area

Due to shareholders complaints about the general maintenance of the Park, a Board member was appointed to work with the maintenance people with more emphasis put on Park appearance. The Board approved discontinuing water lawn maintenance and have all lawns mowed by the Park employees. The Board approved purchasing mercury vapor street lights with high-pressure sodium. These have a life expectancy of 24 months. The street light poles were cleaned and sprayed with zinc paint and photo cells were placed on the lights on the perimeter of the Park. Electrical pedestals were repaired with shareholders paying the cost.

The Board president made a statement to shareholders explaining the seriousness of someone removing the keys from the Board members' mailboxes. According to the Postmaster General, this is a Federal offense, and if done with malice, they will not only prosecute for one (1) offense, it would be for seven (7) offenses.

Arbor Tech was hired to take care of the tree maintenance. Shareholders are responsible for more than 3 feet of skinning Palm trees at a cost of \$8 per foot. The shuffle board courts and benches have been refinished but the backboards need repair and new pucks are needed. The Board approved spending up to \$200 on this project.

The shareholders were informed that the Manager's contract had been terminated. The Board felt that maintenance was needed in the Park and the Manager was not able to fulfill this part of her contract and was not willing to take any less salary. The Board reported that they had 24 responses to the ads for this position and was interviewing an applicant who has managed a mobile home park in Oregon and a motel in Washington. Betty Mounce was hired as office secretary.

Cable TV was increased to \$6.88 per month per unit. The Board considered reducing the assessments as we have a net gain of \$31,000. The Board decided to get the consensus of the shareholders before any final decision was made. The widening of 8th street began in February



The Widening of 8th Street

2004. The only concern the Park has is that the city may want to place utilities inside our wall and make an indentation for this purpose.

Shareholders were given an update on the Ochoa lawsuit. The lawyer asked for names and telephone numbers of the 1991 Variance Committee members as depositions were to be taken regarding the Ochoa lawsuit. (These were the original committee members who helped establish the Park Variance Guidelines.)

A "For Sale" photo album was developed. This album will include pictures of each unit as well as all the pertinent information about the unit. The Board approved the following services to help shareholders sell their units: maintain photo album, maintain list of units available, provide copies to prospective residents, and distribute Wintergardens Co-op brochure. The Board also approved the Variance Committee to conduct a monthly assessment of the Park's appearance and report areas of concern to the Board. The Age Verification Report was updated to comply with the Federal and State 55+ Restriction Policy. The boiler/heater unit on the pool will be replaced at a cost not to exceed \$2500.

The Board approved a committee of shareholders to do a survey and prioritize what Park improvements shareholders feel are important. The Board approved the installation of new slats for the exit gate and painting if necessary. Termites were found in the wood expansion strips around the pool. These wood strips were removed and filled with joint filler material.

The Board discussed the use of canal water. An annually payment of \$900 is made to the Yuma County Water Users Association for the rights to use the water. It was felt that current irrigation lines can be used with only a minimum of new lines being installed. City water costs have increased 17 per cent this year and are projected to increase 17 per cent next year and 5 per cent the following year. A survey asked shareholders to make suggestions for park improvements with a second survey to prioritize the suggestions. The survey, with 83 responding, showed that 71 per cent thought canal water should be utilized, 56 percent wanted uniform sprinklers, 54 percent wanted a full-time manager, and 50 percent felt the Board should be more diligent on upholding the rules and regulations.

2004

Don Easton, P, Les Bertsch, VP, Jerry Rasmussen/Ed Levenson, T, Claudette Schmutzer, S, Ed Phillips/Jean Jewell, Stan Briggs, and Lowell Forristall

A concrete lining will be installed in the canal this summer. The canal people will tie into a 12-inch inlet pipe, turn the system on, and it will then be operational. Capital expenditures are expected to increase \$20,000, and a new line item of \$10,000 will be added to the budget for the installation of irrigation using canal water. The cost of a pump, air tank, and piping will be about \$4,300. A motion was approved to proceed with the canal water for the irrigation project not to exceed \$6,000.

The expansion joints around the pool were filled and electric panels in the heaters for the hot tubs were replaced. A new floor was installed in the clubhouse and the showers were repaired. The Activities Committee suggested raising the price of Sunday breakfast to \$3. A renter made a donation to help pay for the purchase of rubber table tips (25 cents each) and chair tips (12 cents each). A motion was approved to purchase 100 feet of 3-foot cyclone fence wire costing \$980 for top of the canal wall to prevent easy access. The cost of repairing the hole to the front wall by the canal was \$2,420. The hole was the result of a vehicle trying to access the canal road. The Right of First Refusal was discussed concerning the summer sale of a unit that could have been used for clubhouse expansion.

Two Board members met with the City concerning the removal of the garbage collection fee. They were unsuccessful in having this done. Tree trimming costs were \$80 per ficus (done twice a year) and \$25 plus \$8 per foot for skinning of the palm trees. Former Board members expressed their concerns about not having a full-time manager, felt that the first priority should be people, not money, and that the Variance Committee should follow the written guidelines. The dedication of the new flag given to the Park by the American Legion was held on March 18.

Sales of units are not to be finalized in the summer. The Board has to be given the opportunity to exercise the Right of First Refusal before the sale is finalized. The Canal Water Agreement states that the Park has the right to 3800 acre-feet (equates to 2.5 feet of water over entire Park) and use of water is not metered. A motion was carried to make the appearance of the Park everyone's responsibility. Copies of the new Park brochure are available for distribution to prospective buyers at no cost. Black and white copies are available to shareholders for 20 cents; color copies, \$1.25. It was also suggested that a seven-year strategic plan be developed.

The motherboard in the front gate was replaced at a cost of \$600. The cost of repairs to the main gate was \$1000. Board members met with a contractor to discuss changes in the clubhouse. A Board member stressed the need for shareholders to work together as a community and should think of each other as relatives and friends.

The Officer Manager made the following requests: that purchase of new mats for the clubhouse as the old ones have disintegrated, shareholders remove old keys from the storage box in the office, shareholders update the emergency contact numbers, and fill out the VIN card that the state of Arizona requires the Park to have. A Board member met with a representative of a

group of former Board members, known as the Resource Group. This group wanted to use their experience to be helpful to the Board. Two Board members met with the insurance adjuster concerning the payment of the claim for damages when a car hit the wall last summer. A payment of \$1,862.90 was accepted and a Board member was going to look into the cost charged for the bricks.

The transfer of Share 1 was done during the summer without giving the Board the opportunity of exercising their Right of First Refusal. Shareholders attending the Board meeting were asked to express their opinions on the Proposal to Purchase Unit 1. A letter from a shareholder, dated June 6, 2004, supporting the purchase of Space 1 to be used for clubhouse expansion was read into the record.

The Board approved a motion for a 30-minute recess to see what was going to happen with the widening of 8th Street. In order to get irrigation water from the canal to Spaces 10 through 21, a strip had to be cut across the street. The need and cost of a pressure tank by the canal and repairing the tank by the clubhouse was discussed. Insurance premiums for next year will be \$7,886, an increase of 14.5 percent. A Board member reminded shareholders that overnight parking on the streets is prohibited, and their guests should park in the spaces provided by the clubhouse.

2005

Les Bertsch, P, Willie Forsgreen, VP, Ed Levenson, T, Claudette Schmutzer, S, Lowell Forristall, Don Easton, Jean Jewell.

The City of Yuma enacted an 8-year water-rate increase plan—increases will be 17 percent for 2004 and 2005 with a 5 percent increase for 2006 plus the 8.8 percent sales tax. Shareholders were asked to work on conserving water. The Activities Committee purchased six oak bookcases for the library. The Board treasurer recommended purchasing an ambitious CD which is paying 2.5 percent interest. After consulting the Park attorney, the Board accepted the unauthorized changes on the property under the following conditions. The co-shareholder apologized for not following the Variance Committee directions, put in writing that there would be no more building on the property, and agreed to pay the lawyer's bill. The co-shareholder also agreed and signed a statement relinquishing his interest in the share due to the death of the other co-shareholder. The transfer of the share to new owners was approved.

The old Park equipment was sold. Rural Metro has three keys to front gate to use in event of emergencies. Shareholders were reminded that heat pumps must not exceed 12 amps, 120 volts and must be approved prior to installation. A Board member recommended that a recording amp be put on the meters to determine the amount of electricity currently used and a temporary moratorium be enacted on the Park-metered electricity. A letter was read from shareholder requesting the replacement of the cactus removed from their space without their permission. Board approved replacing the cactus. The tool inventory was updated as several Park-owned shovels and other items are missing. Ten shareholders took the Red Cross course and received First Aid Certificates.

Documentation regarding the canal water has been received from the City. Changes to Rules and Regulations were approved. The cost of printing was estimated at \$613. A new buffer

to help maintain the clubhouse floor was purchased for \$1200. A new compressor was purchased and placed in the workshop on Space 177. If additional summer help is needed, the Board must approve the hiring. Outgoing Board members were given the option of keeping their Board books or turning them over to a new member. It was suggested that watering be ceased during the summer months as excessive water could cause termite problems if the water gets under the units. This was done several years ago.

The tree trimming contract provided for trimming the ficus trees twice a year at a cost of \$80 annually, palm trees, \$25 for trimming plus \$8 per foot for skinning palm trees, and stump removal, \$275.

Possible increase in assessment was discussed as costs of running the Park were increasing. The replacement of APS pedestals is the shareholder's responsibility. The Proprietary Lease states that the Park is responsible for everything underground and the shareholder for everything above ground. The Park owns the 98 pedestals where the Park supplies electricity. A proposal for changing By-Laws regarding voting was added to the agenda for the Annual Meeting. A registered letter was sent, with pictures enclosed, to a shareholder regarding the outside appearance of the unit. The letter stated that if the work was not started within 30 days, the matter would be turned over to the Park's attorney. Qwest removed the pay phone from outside the clubhouse.

A new heater was purchased and installed in the pool house. A Board member is checking with the pool company about the warranty. The lawyer was consulted about the change in the By-Laws to one-person one-vote. Previously shareholders could give all their votes to one candidate. A letter was read from a real estate and investment company concerning their interest in the purchase of the Park. Building problems developed with the City when a shareholder moved an APS pedestal, had no approved architectural drawings for the addition, and the building was on an improper foundation. The building addition had to be removed. As a result, the Board approved implementing a moratorium on all building variances that require a City permit until some clarifications have been received from the city.

The Board discussed ways to encourage shareholders to replace older units as needed. Summer watering was stopped as it causes termite problems and water may get under the units. The treasurer discussed the possible need for an increase in assessments as operation costs have increased, and there may be several major projects, such as replacing canal water pipes, putting a tank by the canal, burying these pipes, and doing something about the roads. A Board member expressed concern over changing the voting to one-person one-vote and absentee voting. A letter was received from FSC of Arizona stating that HIV posters have to be posted. The Board investigated the price of electrical pedestals as the Proprietary Lease states that shareholders are responsible for repairs or replacement costs for pedestals and all wires and equipment from the pedestal to the unit.

The Board approved changing the proxy form to include the statement: "The Wintergardens shareholder who will vote my proxy has been informed of my candidate preferences." Shareholders were reminded that if they are selling their unit, they are responsible to take a picture of it and place it in the For Sale Photo Directory. Space numbers were stenciled at the left side of each unit's driveway to help emergency vehicles. A new vacuum and steam

carpet cleaner were purchased for the clubhouse. A longer hose was installed on the reverse osmosis in the kitchen. Board approved looking into installing cluster mailboxes.

The Board approved adding a proposed voting change in the By-Laws to the agenda for the annual meeting. If adopted, the proxy will be eliminated and absentee voting will replace it. A Board member, responding to a shareholder's concern, reported that \$7,685.64 was spent on the canal project in 2004 for pipes, tanks, and the pump and \$786.94 was spent in 2005. The problem with the glue is being brought to the attention of the manufacturer's representative that recommended it, and about 300 feet of pipe is needed to complete the project. Five inches of insulation was blown into the clubhouse attic at a cost of \$733.99. A computer and scanner were donated for shareholders to use in the clubhouse.

2006

Willie Forsgreen, P, John MacPherson, VP, Ed Levenson, T, Marlene Forristall, S, Jerry Konrad, Betty Cook, Lowell Forristall

The variance for Space 123 to add an 8 ft by 20 ft deck with a sidewalk to the street, even though it crossed the green space, was approved as the sidewalk leads to the front entrance of the mobile. The deck was accepted with a contingency of getting a city building permit and a verification card. County denied the Park's request for a turn lane into the Park. The Board decided not to pursue this as the Park would have to bear the expense of lowering the main gate and the road construction would come about 20 to 25 feet into the Park. The Age Verification Record was updated with the birthdays of both shareholders.

Shareholders petitioned the Board to change the By-Laws concerning the annual election so that a shareholder can only vote once for a person thus eliminating "stacking" votes. The Park's attorney spoke at the Annual Meeting and explained the proposed changes—One-Person One-Vote and Early Voting (Written, Absentee). He also addressed how it would change the By-Laws and the cost. At the January 16, 2006, Board meeting, a letter dated January 13 was read from the attorney stating that the change to the By-Laws had passed. On January 27 another letter was received from the attorney retracting the previous letter. The One-Vote One-Person change was defeated at the Annual Meeting. By-Law changes have to pass by 66 2/3 percent of all shareholders entitled to vote.

Shareholders presented a petition calling for a Special Shareholders Meeting to vote in the spring so that the By-Law change, if passed, would go into effect at the next Annual Meeting. The Board responded by saying that they did not wish to rush into anything and wanted to make sure the shareholders would know exactly how the changes would appear in the By-Laws. The Board felt that this could be done at the next Annual Meeting. After consulting the attorney and because of the large number of shareholders who signed the petition, it was decided to hold a Special Shareholders Meeting to vote on the proposed By-Law Amendment. One-Person One-Vote was passed on March 28, 2006, by a vote of 128 to 27 (119 votes were needed). Wade Noble, the Park attorney, rewrote the By-Laws that are affected by this change.

A load calculator was installed to measure the electrical usage in the area where there is an electrical moratorium. A chart of electrical usage was developed by the Electrical Committee to aid in planning for present and future electrical needs in the areas of the Park served by Park –

supplied electricity. The Electric Committee recommended that the shareholders on Park power be charged the same amount as those on APS and reminded shareholders that according to the Proprietary Lease, they are responsible for the pedestals. The Board approved this recommendation.

After the purchase of a 1000 gallon water storage unit, the irrigation system is using canal water along with well water. A new pull-down ladder was installed in the clubhouse attic as well as new lights and switches. The City approached the Park as they would like to purchase at \$2.50 per square foot approximately 5 feet by 65 feet (at an angle) so that Clifford Way would have better visibility exiting onto 8th Street. They also agreed to fix a section of the pavement near the Park entrance and add exposed aggregate concrete outside by the main entrance. The City will remove and replace our wall in that area. The Memorial Committee requested taking over the landscaping in the front of the Park when all work is completed. The Board approved this request.



Storage Tank for Canal Water

As someone had tampered with one of the office files, keys to the clubhouse were changed and keys were given to Board officers. An extra set would be available for use during the summer. The Board members approached the Waters Users Association about the use of canal water and were assured that we could have water any time unless the canal was being repaired. The problem of how to

handle the construction that took place last summer without a variance or approval was discussed in an Executive Meeting. The gates on the pools have been spring loaded and the pool logs were placed in the pool mechanical room so the City inspector would have easy access to them. Information on solar panels was given to the Board. The County Sheriff notified the Park that an evacuation plan is a necessity.

Betty Mounce resigned as Manager/Administrative Secretary effective December 31, 2006. Forsgreen resigned as Board President. Kimberly Moulton was hired as Office Manager..

2007

John McPherson, P, Jerry Konrad, VP, Robert Turmel, T, Marlene Forristall/Anne Masser/Claudette Schmutzer, S, John Gest, Willie Forsgreen

The first application of the By-Law change in voting took place at the Annual Meeting. The reverse osmosis in the kitchen was repaired and handicapped bars installed in the men's restroom. The Building Improvements Committee recommended that shareholders prioritize the projects that need to be completed: restrooms, roads, canal, swimming pool area, and electricity. Activities requested that the power floor washer be replaced as the one they had purchased had been stolen. The Board approved hiring a full-time maintenance man.

The Board discussed the need to remodel the restrooms and showers 'in House' due to black mold and the general rundown condition of the restrooms. They appointed two shareholders with engineering and construction experience as project managers. At a Shareholders' Gathering on March 1, two different bathroom remodeling plans were presented to shareholders. The shareholders present selected the plan they preferred. The Board also explained the wages, hours, and job descriptions for the three employees. At a Special Meeting, March 28, 2007, the shareholders approved spending \$20,000 to refurbish the restrooms. The remodeling of the restrooms was postponed until next season as there was not enough time to complete the project before the people were returning to their summer homes. Ron Jones was hired for the maintenance/ security position.

The treasurer reported that several shareholders are in arrears with their assessments, and he is presently in the process of collecting the past-due amount. Shareholders were reminded that assessments are due in advance of any quarter. Plants were placed against the Avenue B wall in hopes of deadening the traffic sounds. A pressure washer was donated to the Park by a shareholder who wished to remain anonymous, and it will be used only by Park employees who are familiar with a power washer. A Volunteer Recognition program was started. A 21-inch commercial lawn mower was purchased.

High-speed Internet was provided through the office when shareholders paid one year in



Western Landscaping on North Side of Clubhouse

advance. Water leaks around the pools were found and repaired. A new sound system was installed. The Rules and Regulations update was in progress. Dances were revived. Representatives of the Board met with the Yuma Water Users Association to discuss the lack of water in the canal. Yuma Water Users said water will be available as they are putting a small dam by our intake pipe.

All the rotten boards have been removed from the Horseshoe Pits and grass has been planted. The wooden

posts for the street signs were replaced. New landscaping around the clubhouse would be in the southwestern theme, with Memorial and Activities Committees sharing the approximate cost of \$600.

A Summer Committee was formed for the express purpose of facilitating day-to-day operations of the Park during the summer season unless a Board member is in residence. The Committee will be a liaison between the Park employees and the Board. The Committee will contact an appropriate board member in order to inform them of situations and to request guidance when appropriate with the initial contact to be the Board president if possible. When the office manager became ill and didn't report for work, the Committee interviewed applicants to replace the office manager and made recommendations to the Board president. The Board president interviewed the applicants via telephone and hired Denise Smith as new Office Manager.

The Board met with an electrical contractor. Work on the electrical upgrade to the SW quadrant of Park will begin as soon as the contractor receives the City permit. Shareholders buried the electrical conduit for the electrical upgrade. Electrical and restroom projects were started. Updating the electricity to the southwest corner of the Park will be \$5500 plus the cost of conduit. An electrical engineer has been hired to evaluate the Park's electrical system and to make drawings for improvements to the electrical systems.

According to the Park's attorney, the Board has the authority to sell one of the RV spots without the shareholders voting on it. The problem with the shareholder who is almost a year in arrears with the assessment has become more complicated as the names on the unit title and share are not the same. The next step will depend on what happens with the certified and registered letters that have been sent by the Park's attorney. The assessments were raised \$30 per month. The Board denied the Road Committee's request for \$270,554.95 or a special assessment of \$1,500 per share to completely reconstruct the roads.

2008

John MacPherson, P, Jerry Konrad, VP, Bob Turmel, T, Claudette Schmutzer, S, John Gest, Harry Blacker, Harry Paylor

Two letters were written by shareholders suggesting increasing fees for year-round residents and included examples from other Yuma mobile home parks. Another shareholder stated that these letters were a direct insult to those living here all year. As year-round residents, they watched over the Park for all shareholders when the others were in their summer homes.

The men's restroom has been completed, and work will start on the women's restroom. It was reported that the electrical work has been completed for the units between Roadrunner and Canal Street (Spaces 144 through 176) and the moratorium was lifted on this section. The sewer collapsed between Spaces 118 and 121, and a contractor was hired to fix it.

Work was started on the electrical upgrade for the rest of the Park that is on Park-supplied electricity. Several shareholders attended the meeting concerning the two-story combination office-retail projected that was proposed for the south side of 8th Street across from the Park. Table tennis/ping pong was added to the Park activities. The Road Committee suggested adding a 3- to 5-foot strip of dessert landscaping along the sides of road to help prevent water from getting on the roads and soaking into the road base. When the road base gets moisture in it and heavy equipment drives over it, the roads deteriorate.

Pool table covers were purchased to allow pool table tops to be used for other games and Park activities. The Park brochure was updated and printed. A letter from a shareholder requested that the Canadian flag be flown alongside the US flag. Even though this is allowed by



Bathroom Restoration Crew

the US 2007 Federal Flag Code Amendment and the Board had no objections, the majority of the shareholders at the meeting were against the flying of the Canadian flag. This item died for lack of a motion. Road Committee purchased speeding signs to be placed on the roads as people are not obeying the speed limit. The signs would be on plastic posts with heavy rubber weights at the bottom at an approximate cost of \$150 for both signs.

The Age Verification Roster was updated with the help of the Office Manager collecting the information from the renters and occupants of the RV spaces. It was reported that the first part of the electrical projects was completed at a cost of less than \$10,000. Shareholders approved \$20,000 to complete the electrical project this year. The cost of the electrical upgrades to the RV sections of the Park and the remodeling of the restrooms had a projected cost of \$48,000. The Rules and Regulations were updated and placed in a plastic binder that is to be left in the unit. One copy was published for each space and each RV.

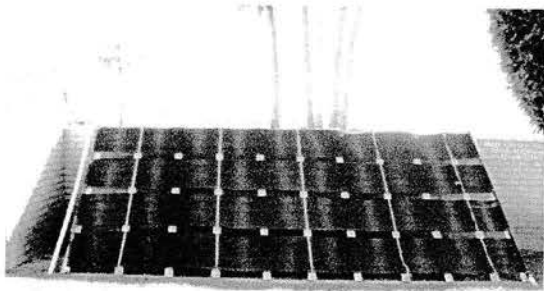
A City Enforcement Specialist was in the Park as someone reported three violations. The Specialist stated that about the only thing that does not need a city building permit is a 200-square-foot building. Shareholders were reminded to contact the Maintenance/Security person when installing a washer and/or dryer to avoid getting into the main sewer line. Drawings of the sewer system are available. Concern was expressed by a shareholder over the flooding on Wall Street and made suggestions as to possible solutions. All valves for the restrooms have identification marks on them so the correct valve could be shut off in case of a problem. Parts to repair the exit gate are no longer available and estimated cost of repairs is \$1,200 to \$4,000. The solution for the present time was to leave the exit gate open during the day, close it at night, and lock it during the summer.

It was reported at the April 7 meeting, that the exit gate was repaired at a cost of \$2,521. The Board president reported that the following projects have been completed this year (fall 2010 to spring 2011): Restrooms remodeled; Rules and Regulations updated; Electrical upgraded; Swimming pools painted; Canal water storage increased; Landscaping around clubhouse completed. Activities printed a Park cookbook and said they were looking into the possibility of adding portable storage cabinets under the large bulletin board.

The Office Manager failed to report during the summer. On December 1, the treasurer reported that after going over what has happened in the last six months, several discrepancies were found. The discrepancies were in a payroll advance, missing cash in the office, and some missing items that had been purchased for a total of \$3,563.45. The treasurer reported that we are insured up to \$50,000 with a \$250 deductible. The matter has been turned over to our insurance company and an adjuster has been assigned to the case. An adjustment was made in the amount missing and \$6,560.26 was received from the insurance company.

The Board approved discontinuing Saturday mail due to the accountability problem and the cost of Saturday mail. A search is underway to find a new administrative assistant/office manager employee. The treasurer responded to a shareholder's request for information on the transfer of Share 31 without the shareholders being aware of it. The Park attorney said this could be done as the Board was facilitating the transfer of a share from the original shareholder to a new shareholder. The Park also received the assessments that were in arrears and the cost of all repairs that the Park had made.

Both swamp coolers on the clubhouse roof have been replaced. "No Parking" was painted on the cement on the east side of the clubhouse and the first parking place on the south side of the clubhouse was identified as "Handicapped Parking." The clubhouse roof was resurfaced. Shareholders were reminded that they are responsible for cleaning and replacing the sprinkler heads, cleaning the irrigation lines on their space, and purchasing their own grass seed and fertilizer. A shareholder suggested dumping 1 to 2 cups of water softener salt down the toilet about once a month to help prevent roots from growing into the sewer lines. Drain cleaner may also be used. Solar panels were installed to heat the pool water.



One of Two Solar Panels Heating Pool

Board proposed changing the By-Laws by increasing the amount the Board can spend without shareholders' permission from \$10,000 to \$20,000. The Board proposed expansion and remodeling of the clubhouse. If enough shareholders were interested, a Planning Committee would gather information to be presented to the shareholders.

2009

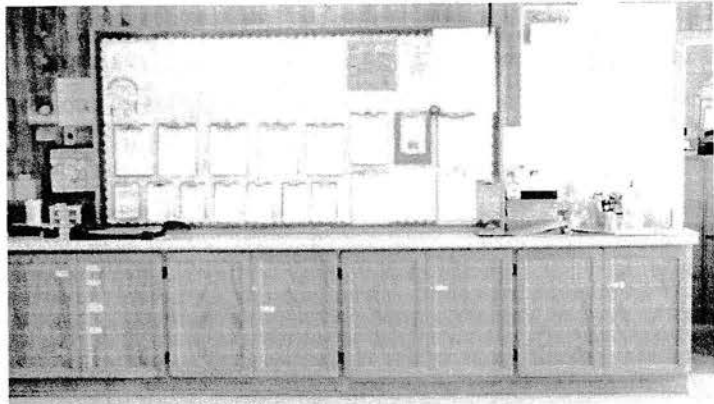
John Gest, P, Bill Passineau, VP, Bob Turmel, T, Sharon Shaw, S, Cheryl Keenon, Harry Blacker, Harry Paylor

Ron Jones was appointed Park Manager and will supervise all employees. He also will have the internet so Shareholders and the Board of Directors can contact him. The treasurer reported that the total two-year cost of Park improvements to the bathrooms was \$19,789 and the electrical was \$25,615. The electrical was over budget by less than 10 percent. The treasurer explained how the electrical charges are figured for the units that have Park-supplied electricity. The difference in the monthly amount comes not only from the individual usage but from all the miscellaneous costs. The meter read charge for the Park-supplied electricity is \$7.50 while those on APS are charged \$10.50. The Activities Committee requested approval to spend \$1,629.55 for portable cupboards under the bulletin board.

At the Annual Meeting, the vote on the Board's request to increase amount spent by Board without shareholders approval denied, but shareholders approved clubhouse expansion.

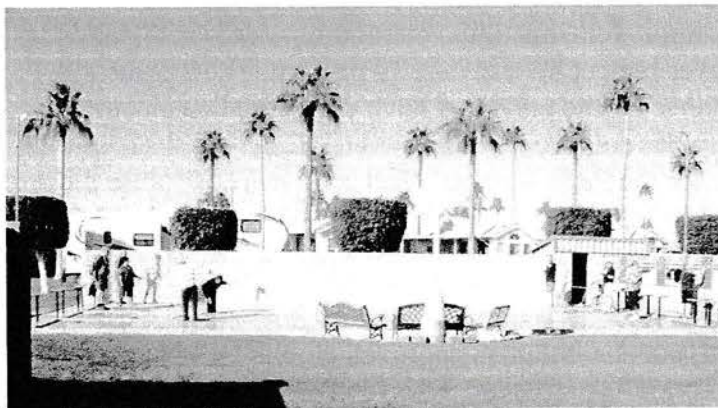
The office computer has been backed up and a shareholder is in the process of putting Windows XP Professional and Microsoft Office 2003 on a CPU donated by another shareholder. The roof was washed, caulked, and sealant applied at a cost of \$670. Repairs to the pool included the heater and filter system at an estimated cost of \$4,000 which was covered by an anonymous donation. Clubhouse Expansion Committee held its first meeting. A Board member presented a comparison of rental spaces with three other parks in our area. As we are within these prices and the RV spaces are full, the Board will look at our prices at the end of the season. The cutoff switch for the irrigation pump was installed and the big water line at the back of the Park broke and was repaired.

The Road Committee reported that approximately 1400 sq. feet of asphalt patching is being done by one of the companies who is under consideration to apply a coat of slurry seal to the entire Park. Estimated cost of this project was \$21,138. The Road Committee reviewed the history of road maintenance. The last maintenance was in the spring of 2003 when a type 2 slurry was applied. The Road Committee requested that the Board look into applying a type 2 seal and crack patching at an estimated cost of less than \$30,000 and to consider a special assessment of approximately \$1500 per share to completely reconstruct the roads. Board accepted a bid from American Asphalt to apply a slurry seal type 2 one-quarter inch thick at a cost of \$25,601. The work will be completed before everyone returns in the fall.



Portable Cupboards under Bulletin Board

A used commercial refrigerator/freezer, which originally sold for \$6000, was purchased for \$1900. Summer pool projects included: completed acid wash, repaired fiberglass damage, installed water leveler, repair to both hot tubs, replaced pool decking, and applied new topping to all. The cost of repair to the large pool is estimated at \$9410 and the two hot tubs, \$9406. The Board approved the purchase of the road sweeper for \$1500. The cost to hire a contractor to do this is \$800. A Park Sweeping Schedule was developed with the first sweep being right after January 1 and then approximately every three months thereafter. The schedule will be posted.



Updated Shuffleboard Courts with new Lamp and Bench

The Board approved increasing the size of the Activities Committee from three to four with each member serving a two-year term. The Memorial Committee reported that a bench and plaque in memory of a deceased shareholder was placed by the shuffleboard courts. Due to the large number of past-due assessments, the Board approved the interest charge be assessed as stated in the Proprietary Lease if the assessments are overdue by 60 days.

Letters have been sent to each shareholder reminding them of the amount that is due. The Shareholders were reminded that they are responsible for broken sprinkler heads regardless of how they become broken.

The Building Expansion Committee, which was given the job of studying the feasibility of expansion to the clubhouse, reported that they had investigated two possibilities: 1. A conventional brick commercial building that would fit in well with the existing clubhouse would be well in excess of \$100,000 and the current building cannot be added on to unless it is brought up to code. 2. A prefabricated building would cost almost as much, and the shareholders would

have to do the prep work. She asked shareholders to put suggestions in her mailbox with suggestions for alternatives. The Board approved joining the Manufactured Homes Association as a means to reduce legal fees and keep abreast of changes in legislation that could affect the Park.

2010

Bill Passineau, P, Jerry Konrad, VP, Bob Turmel, T, Sharon Shaw, S, Harry Paylor, Harry Blacker, Cheryl Keenon

At the Annual Meeting, the treasurer called the shareholders attention to the increase in property taxes, sewer, and water. The current assessments are adequate even though a few large expenses are expected. These include road work, the sewer system, which is over 20 years old, the clubhouse, and fireproof filing cabinets to keep Co-op papers safe. With the installation of the pool solar panels, the projected cost of fuel was approximately \$4000 less than the budgeted amount. A report was made by the Building Expansion Committee. A brick building would cost about \$100,000 and a prefabricated building would be \$94,116.72.

The Activities Committee purchased four new poker tables and a new cordless microphone. Electric drop cords were installed in the ceiling to enable the breakfast appliances to work properly. A Board member and the Building Improvements chairman will look into



Don Easton, Les Bertsch, Roy LaRiviere Frying
Pancakes at a Breakfast

cleaning the entire clubhouse. A Wall Committee was formed with members from the Co-op and Orchard Gardens with the objective of stopping the deterioration of the joint wall. The Wall Committee came up with the following steps: 1. Stop use of sprinklers within 3 feet of wall; 2. Remove sod along wall; 3. Allow shareholder to put down landscape fabric and rock or pavers; 4. Long-term care requires removal of all sediment with a wire brush and sealing the wall as much as 2 feet from the bottom of the wall.

In response to a shareholder's inquiry about placing wire on top of our wall, a Board member reported that this is allowed only on "engineered" walls. The Board approved the changes in the Activities Committee Guidelines and Governance. The Electrical Committee reported that a new panel box was installed in the rear storage room, eight new plug-ins were installed in the clubhouse ceiling, and three new ceiling lights were installed in the rear storage area at a cost of \$986. A shareholder recommended that a four-inch footing be allowed on sheds or Arizona rooms to protect them from water damage.

The Board declined to exercise its Right of First Refusal on Space 1 due to the timeline requested by the shareholders and the asking price. The Historical Committee was formed. All shareholders/renters will receive a copy of the new Shareholder/Renter Guidelines. Street lights were placed on a schedule where approximately six lights would be replaced every two months or so until the problem with wiring is resolved. The wall outside the shuffleboard court was cracked in three spots and the office window was cracked due to the earthquake.

The clubhouse floors were stripped and waxed during the summer, and the manager's golf cart was stolen. The golf cart was replaced and a claim filed with the insurance company. The September storm blew the front gate into the middle of 8th Street. An insurance claim was filed and the new gate installed. The Board discussed the development of a new form for late assessments that states the overdue amount and the penalty. Property taxes for 2010 were \$24,600. They are expected to remain almost identical for 2011.

The Clubhouse Expansion Committee stated that the three options for expansion should appear on the ballot at the next Annual Meeting. They felt it should be on the ballot as ultimately it may involve a money amount that will exceed the Board's spending limit and will give the shareholders a voice in what they want done. The Board approved having the Clubhouse Expansion Committee survey the shareholders as to what they wanted. The Clubhouse Expansion Survey showed that the majority of shareholders wanted to "do nothing." The committee is working with the Activities Committee to update of the inside of the Clubhouse.

The Board approved a motion regarding Article 3, Section 4, of the Park By-Laws to increase the amount the Board can spend on capital expenditures without prior approval of shareholders from \$10,000 to \$20,000. A Board member reminded shareholders that if they have a problem with an employee, it should be brought to the attention of the Board of Directors not directed at the employee. Shareholders were reminded to complete work order forms for maintenance that needs attention. An Arborist inspected and suggested the removal of some of the older, taller trees. A new pool filter was installed.

2011

Bill Passineau, P, Wally Transtrum, VP, Bob Turmel, T, Sharon Shaw, S, Harry Paylor, Cheryl Keenon, Jerry Konrad

The Board sent a letter to a shareholder concerning replacement charges for the palm trees he had cut down. His response contesting these charges sited all the volunteer work he had done for the Park. No further action was taken. Konrad reported the theft of a laptop computer through a window in the back of the unit. The shareholders were in the front of the unit. He reminded everyone to lock their doors and windows, and if they see anything suspicious, use their cell phones to take a picture. A new committee, "Kitchen Manager," was organized by the Activities Committee to oversee the cleanliness and organization of the kitchen. The Board approved the recommendations by the CVC for two shareholders to remove the paving blocks they had laid and replace the grass they had removed.

The Board approved paying \$1,000 as our share to Orchard Gardens for the repair of a section of the common wall. A Board member sent a propane truck out of the Park because the Rules and Regulations forbid propane deliveries inside the Park. A shareholder requested that the residents on Wall Street be involved in developing a solution to the drainage problem. Storm drain pits were installed with Marco Seal Coating completing the road repair to alleviate this problem.

At the Annual Meeting, the shareholders refused the Board's request to raise the amount it can spend without shareholders' approval from \$10,000 to \$20,000. The Board approved the Activities Committee's request to allow guests under the age of 18 to attend but not participate in

functions held in the clubhouse that pertain to gambling. The Board denied a request by the Anniversary Committee for joint funding (Activities Committee, 40 percent; Board, 60 percent)) of the Anniversary Party. There was also a request that the "summer people" be called full-time residents and that the Resident Park Directory be removed from Activities to the Park Office.

The manager reminded the shareholders that anyone leaving a parked car at the end of the season should leave a copy of the registration in the office, to remove "For Sale" signs from inside the units, and put all slatted awnings in the down position in case of high winds. Volunteers repainted the clubhouse, and the repairs to the perimeter walls by Navarro's Custom Builders were approved by the Board. The Board looked for a solution to clubhouse table and chair storage and suggested moving one of the pool tables but the pool players objected. If summer repair requires CVC approval, submit the required completed form to the office. The form will be submitted to the CVC by e-mail. Shareholders with travel trailers were reminded that the trailer should have permanent skirting and plumbing and sewer hookup. A shareholder requested installation of a handicapped entrance to the swimming pool. A new compressor was installed in the clubhouse refrigerator/freezer.

Forty-two shareholders helped with the Clubhouse modernization. Window shutters were installed and new fiberglass doors were ordered. Due to the age of the lighting in the clubhouse, the Board looked into the possibility of installing new lighting.



Line Dancing in the Redecorated Clubhouse

A shareholder offered to return the ownership of a small RV space to the Board for its use as a green area. The Board sent the shareholders a letter releasing them from the assessment obligation and started the procedure to change the ownership back to the Board. The Board accepted this return at the December 12, 2011, meeting in place of their back assessment of \$1,200. There are no current plans for this space. A Board member requested that propane trucks be allowed in the Park. Several shareholders and Board members expressed their

opinions, and it was decided that a decision be postponed until the next meeting to give the Board time to check with a company to see if the drivers check the safety of the propane containers for RVs, park models, mobile homes, and self-contained motor homes.

A request was submitted that the Park roads be swept, seal coat be applied to keep them in good shape, and to contact the City to check into the company they use for road repair. Swim exercise participants requested a safety rail along the two sides of the swimming pool. The Board reminded new shareholders that it is important for them to attend a Park Orientation in order to understand that we all are responsible for self-policing public areas. The Board approved the new Guidelines and Governance for the Memorial Committee. The kitchen refrigerator/freezer has been repaired. The Board approved the replacement of ficus trees that had to be removed when requested by the shareholders.

Appreciate the Past—Plan For the Future

The Wintergardens History Committee thanks the men and women who had the foresight and determination to make Wintergardens one of the most attractive and people-friendly parks in Yuma.

Many of the projects they undertook were completed with sweat, tears, laughter, sore muscles, dry throats, and many more aches and pains. Nevertheless, they plodded on, digging ditches, burying pipes, laying wires, pouring cement, and building and remodeling buildings. There was also much brain power involved in the planning and operation of the park. Rules and regulations were written and revised, and revised, and revised. Committees were established, and anything that seemed necessary was included on the Board Agenda. Decisions were made, and if people were not pleased with the decisions, they could be brought back to the Board for further consideration.

Projects were sometimes paid for by special assessment, Activities Committee money, or donations. Guidelines were written for Committees, and if changes were needed, these were also made. This is a living, growing park, and the Board responds to the wishes and needs of its shareholders.

Through the years, cooperation and hard work have paid excellent dividends. It is a pleasure to live, work, and play in the park. One of the best treasures we have is the lasting friendships that develop and grow through the years. We are like one big "family" most of the time.

People can make choices with whom, where, and what they want to be involved in. They can also decide how much or how little they want to be involved.

In thirty more years, the park may be even nicer than it is today, depending on the willingness of the people to plan, work, and play together. We hope that you continue to make Wintergardens Park a special place for all of us to live.

Wishing you the best for the future,

Wintergardens History Committee

Claudette Schmutzer
Colleen Day
Russell & Kial
Margaret Baker
Shirley Rose

Jean Nolte Jewell
ed L
Marybell Carlson
Sally Elliott

Some Annual Wintergardens Activities



Christmas Dinner At The Clubhouse

Starting at left: Carolyn and Keith Macomber; Bob and Claudette Schmutzer; Peggy Peterson; Jean and Stan Welsh; Dale and Leona Peterson; Ken Hanson



Working At the Christmas Party—Jim Easton, Mary Smith, Keith Broeder, Karla Broeder, Bob Elson, Barb Living, Stan Welsh, Eve Iwanchuk, Jean Welsh



St. Patrick's Day Parade