

**MARBRISA RANCH HOMEOWNERS ASSOCIATION**

**Minutes of the General Meeting – March 14, 2005**

**Glendale Christian Church/ Room C102**

**Present: Paul Mason, Bob Fulton, Bill Wilkinson, Mike Abretske, Al Stockman and Jennifer Rewerts with R&R Property Management**

I. Abretske called the meeting to order at 7:00 PM

II. The minutes of the January 10, 2005 meeting were reviewed. A motion by Mason, seconded by Wilkinson to accept the minutes as written. All in favor; motion carried.

III. The financial report was presented by Rewerts. As of January 31, 2005 the Association had \$19,327.88 in checking, \$12,623.15 in reserves and \$8,000.00 in CDs. The total assets were \$39,951.03. Rewerts also informed the Board that \$2,653.62 was received in December for Quarter 1, 2005 assessments. Rewerts explained that the Association operates on a cash basis. If the Association wanted to place a line item for prepaid balances on the income and expense sheet, the Association would then be operating on an accrual basis instead of cash basis. Stockman explained that he would like to review accounts receivable twice a year. A motion by Stockman, seconded by Mason, to accept the financial report as presented. All in favor; motion carried.

**IV. OLD BUSINESS**

Fulton explained that the back flow cages should be installed soon, but the rain and weeds have been holding up the installation. Fulton also explained that 7 sprinkler heads have been damaged due to vandalism.

Rewerts explained that Koro Painting would warranty the painting of the ramada for 2 years. Preparing the ramada is also included in the bid. A motion by Fulton, seconded by Mason to proceed with painting of the ramada by Koro Painting for \$675.00. All in favor; motion carried.

Stockman explained that the Association has been paying Miskesell Accounting \$100.00 per month to review the accounting work of R&R Property Management. Motion by Stockman, seconded by Wilkinson to terminate Miskesell Accounting and have R&R Property Management submit the monthly statements to the Treasurer. All in favor; motion carried.

Abretske explained that the Picnic Committee met to finalize the picnic which will be held for the homeowners in attempt to build a stronger sense of community and encourage participation. Abretske explained that approximately \$516.88 would be needed for food and the ramada rentals. A motion by Abretske, seconded by Fulton to approve \$2.86 per person and the ramada costs. All in favor; motion carried.

Rewerts explained the Mark Reece submitted an explanation to the paragraph the Board was questioning on the bid. Reece explained that he would not be responsible for incorrect information that was supplied to him regarding the audit.

Abretske explained that according to the by-laws it is stated the Association should operate with a 5-Board membership. If the by-laws are amended, then the Board could operate with a 7-Board membership.

Rewerts submitted the drywell inspection cost by Torrent Resources. It was recommended that 5 of the drywells be hydro-vacuumed to remove the debris and silt. Also, that four of the wells are missing screens and should be replaced. The Board agreed to table any decisions until 2 other bids and a map of the locations of the drywells is obtained. After the Board approves which company will receive the bid, a presentation will be conducted to educate the Board on dry-wells.

#### V. NEW BUSINESS

Rewerts submitted the proposed 2005 budget to the Board. Stockman would like to see a budget increase for accounting to include the audit and 2 months of service from Miskesell Accounting. Also, Fulton will obtain irrigation supply costs from Family Landscape to have an actual figure for supplies. Abretske would like to see \$2,500.00 allocated from reserves to be put towards wall repairs. Also, knowing the cost for insurance, the actual will be replaced with the proposed cost. A motion by Stockman, seconded by Fulton to approve the budget with the amendments. All in favor; motion carried.

Fulton explained that the past procedure regarding lack of maintenance in a yard was to give a homeowner a 30-day notice and enter into the yard to clean it up. Fulton explained that the Board has been trying to have the City involved in removing the weeds, which has not been effective. Fulton requested that the Board convert back to the old process of allowing landscapers into yards to clean them up. The Board agreed to go forward with the old process.

#### VI. OPEN DISCUSSION

Discussion on the website and street sealing by the City. Abretske explained that the Board would be going into an executive session to review management bids.

#### VII. Meeting adjourned 8:12 PM