

**MARBRISA RANCH HOMEOWNERS ASSOCIATION**

**Minutes of the General Meeting – May 9, 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 March 14, 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 April 30, 2005 the Association had \$20,204.42 in checking, \$13,462.29 in reserves and \$8,000.00 in CDs. The total assets were \$41,666.71. Abretske inquired about the \$144.19 annual meeting/misc. expense charge for on the income and expense statement. Rewerts explained she would contact the Board with the answer. A motion by Abretske, seconded by Wilkinson to accept the financial report as presented. All in favor; motion carried.

**IV. OLD BUSINESS**

Fulton explained that there has been a delay on installing the back flow cages due to lack of landscapers able to assist. Fulton requested to table the installation until the landscapers are able to assist. Discussion on whether to out source the installation, but Fulton preferred to keep it in house. Fulton also explained that the grass will be air-a-fied and fertilized later in the month.

Abretske informed the homeowners that the ramada has been painted.

Abretske explained that 70-75 homeowners attended the picnic out of the 126 that responded.

Rewerts updated the Board explaining that the audit will be completed by the second week in June.

Discussion on the maintenance of the 10 drywells in the common areas. The Board reviewed the 4 bids Rewerts submitted. Rewerts will contact Steve Moore with ECI requesting to include the replacement of the 3 debris shields to be included with the bid. Rewerts will email the Board with the final price once the bid is received. A motion by Mason, seconded by Fulton to approve to clean the dry wells at a price not to exceed \$2,615.00 and replace the debris shield covers, if less than \$300.00 each. All in favor; motion carried.

Fulton explained to keep the same allocated budget amount for irrigation repairs/supplies.

**V. NEW BUSINESS**

The Board reviewed the attorney's letter explaining whose responsibility it is to maintain and repair the walls in the Association. Rewerts will issue letters to homeowners who

have cracks and water damage to their wall notifying them to make the necessary repairs. Rewerts will obtain bids to have the common area walls repaired.

Rewerts explained that newsletter articles need to be returned by May 23, 2005. The next annual meeting will be July 11, 2005 and the following meeting will be September 12, 2005.

#### VI. OPEN DISCUSSION

Stockman had questions pertaining to the insurance policy. Rewerts will obtain answers from Shawna White of the Mahoney Group regarding item 2: clarifying the policy period of 3 years, item 3: the premium being more expensive than what we paid for the year and item 4: explanation on "Premium for Discovery Period." Rewerts will also request information for Abretske regarding the policy for Directors and Officers.

Homeowner informed the Board of potential new laws that are currently being reviewed by the Legislation. Rewerts will email the Board with the information the homeowner supplied. Abretske requested Rewerts to invite the Association's attorney to attend the next meeting.

Rewerts requested to order 1 additional trash can liner for the can under the ramada. The Board agreed to allow the purchase.

VII. Meeting adjourned 8:04 PM