

# **MARBRISA RANCH HOMEOWNERS ASSOCIATION**

**Minutes of the General Meeting – December 11, 2007**

**Glendale Christian Church**

**Present: Al Stockman, Paul Mason, Loretta Rollins, Bill Wilkinson, Bob Fulton and Betsy Retchin with R&R Property Management**

I. CALL TO ORDER: Paul Mason called the meeting to order at 7:04 p.m.

II. APPROVE MINUTES: The minutes for August 20, 2007 Board Meeting were reviewed. Motion by Paul, Seconded by Al. All in favor, motion carried.

III REVIEW FINANCIALS: Review of the financial report stipulated that as of November 30, 2007 the Association had \$1,331.90 in checking, \$24,949.32 in the Van Guard Money Market, \$5,842.52 in savings, and \$4,000.00 in 5 year Certificate of Deposit for total assets of \$36,123.74. Financials accepted. All in favor; motion carried.

### III. 2008 BUDGET

- Board voted for a five (5%) percent increase for 2008 with a goal of not using the reserve funds in 2008. Motion by Al, Seconded by Bill. All in favor, motion carried.

IV. WATER CONSERVATION REPORT: Provided by Jo Miller, Environmental Program Manager for the City of Glendale Water Conservation.

- Water Budget review was discussed and suggestions by Jo Miller as follows:
  - Continued inspections of the irrigation system in order to maintain the equipment in optimum condition;
  - Adjustments monthly to the controllers to current weather patterns;
  - Setting controllers for longer, deeper waterings – guides provided;
  - Core aeration of turf areas annually;
  - Application of soil sulfur or gypsum annually and/or bi-annually, as required;
  - Conduct a water audit to determine settings for controllers. Utilization of a soil probe recommended;
  - Recommendation for the installation of rain sensors in order to control timers when weather conditions warrant (ie. – raining); and
  - Adjust trimming schedules and consider low-water-use plants when replacements are required.

### V. OPEN DISCUSSION

- Arrange a meeting with Cody in order to discuss water and pruning. Goal for 2008 is a decrease in water in the amount of seven thousand and 00/100 (\$7,000.00) dollars.
- Board requested Bob to look into Smart Timers for the community.
- Speed Humps have been installed.
- Obtain competitive bids for water management if the current landscaper fails to monitor the water usage. Three (3) are required for Board consideration.
- Monument wall on Peoria requires repair.

VI SCHEDULE NEXT MEETING for March 11<sup>th</sup>, 2008 at 7:00 PM.

VI. ADJOURNMENT 8:25 PM. Al made a motion to adjourn the meeting, Bill seconded the motion, all in favor. Motion passed.