

# **MARBRISA RANCH HOMEOWNERS ASSOCIATION**

**Minutes of the Board of Directors Meeting – December 8, 2009**

**Glendale Christian Church**

**Board Members present: Paul Mason, Al Stockman, Bill Wilkinson, Mark Gross and John Osselaer**

**R & R Representatives: Betsy Retchin and Suzanne Millikin for R & R**

I. CALL TO ORDER: Paul Mason called the meeting to order at 7:00p.m.

II. APPROVE MINUTES: The minutes for September 15, 2009 Board Meeting were reviewed. Motion by Bill, Seconded by Al. All in favor, motion carried.

III. FINANCIAL & BUDGET REVIEW:

Al provided a detailed report of the Financials for the Community. As of November 30, 2009 the Association's total assets were: *\$46,100.68*.

SMB Operating	\$4,907.12
Vanguard:	\$33,788.08
SMB Reserves	\$7,405.48

Mark motioned to accept the financials. Bill seconded the motion. All in favor, motion carried.

Further explanation of financial review entailed the fluctuation of water use in the common areas. This was cause for concern due to the budgetary requirements for water as well as the continual increase in water rates by the City of Glendale.

CD account will be transferred to reserves in lieu of extending the current account due to the interest being offered.

IV. NEW BUSINESS:

- Landscape Report: Presented by Cody of Rain Key Landscaping
  - Water leaks in the common area were the main cause of the water overage for the community. Repairs have been completed;
  - A weekly irrigation review in order to check all lines will be performed in order to assure this does not happen in the future;
  - City of Glendale Notice of Violation for pruning height
    - i. Rainkey to adjust contract to incorporate the pruning height to City of Glendale's coded standard of twelve (12') feet;.
  - Water conservation – possible replacement of common area turf with gravel/granite replacement;
    - i. Removal of curbing and grass area in a portion of the 59<sup>th</sup> Avenue common area would be a water conservation effort on the communities part however the cost of weed barrier could deter this provision;

- ii. Installation of sensor clocks onto the irrigation would assure that we are watering only when the weather determines. City of Glendale offers grants for this endeavor and they will be pursued following the new year;
  - iii. Water increase has been continually increasing at a rate of ten (10%) percent per annum or \$2,000 annually which in turn presents an increase to HOA dues.
- Park area will be receiving a second nut sage application in order to assure the turf for the community in this area;

V. OLD BUSINESS:

- BBQ Replacement: Removal of the broken BBQ and adjustment of placement of other BBQ within the park area has been completed;
- Collections – Transfer of accounts from Key Collection Agency to Carpenter Hazelwood Contingency Program have been implemented; and
- New approved color palette book is available for review on the community web site.

VI. OPEN FORUM:

- Landscaping:
  - i. Tree replacement for area behind Loretta Rollins home, 57<sup>th</sup> Avenue North of Beryl, at a cost of \$40.00.
    - 18 gallon tree shall be purchased and installed in this area.

VII. SCHEDULE NEXT MEETING for Tuesday, March 9, 2010 at 7:00 p.m.

VIII. ADJOURNMENT at 7:34 pm