

MARBRISA RANCH HOMEOWNERS ASSOCIATION

Minutes of the General Meeting – June 8, 2010

Glendale Christian Church

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

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

I. CALL TO ORDER: Paul Mason called the meeting to order at 7:12 p.m.

II. SEATING OF OFFICERS:

- Status Quo - Motion by Al, Seconded by Bill. All in favor, motion carried.

III. APPROVE MINUTES: The minutes for March 9, 2010 Board Meeting were reviewed. Motion by Bill, Seconded by Al. All in favor, motion carried.

IV. FINANCIAL REVIEW:

As reported by Al Stockman. The balance in the accounts as of 12/31/2009 was \$57,285.63 and for 5/31/2010 is \$58,517.26. The typical five (5%) percent annual increase in assessments is keeping the balances consistent and providing the financial security that assures the continued operation and upkeep of the Association. While delinquencies are present, pursuit of these items with an attorney are quite often time consuming and expensive to the Association.

The largest expense within the Association is for landscaping. While the drywells and walls are coming due for maintenance, per the Reserve Study, it appears that the current balance does not reflect the necessity of a special assessment.

The last budget for improvements was \$40,000.00 for the granite replenishment throughout the community. It is suggested that this occur in phases so the costs can be controlled.

Motion by Mark; Seconded by Bill. All in favor, motion carried.

V. LANDSCAPING REPORT:

- Fertilization of grass areas within the park occurred last week. No over seeding in the park area and watering was minimal in order to treat for the treatment in order to assure the removal of the Nut Grass;

VI. NEW BUSINESS:

- Brown entrance to have Palo Verde trees installed; 15 vs. 24 gallon size to be decided;
- Park area to have trees installed at the back corner and the location of the tree removed last year;
- Trash can to be moved from rear area of park to the open space at the front of the park;
- Curbing in common areas, in the park area, between lots 204/203 is raising due to the tree root growth;

- Walk-Thru of community to be scheduled at next meeting for the grass, gravel and trees to be viewed and any improvements considered;
- Entrance areas to the community shall have installation of granite replenishment raked out;
- Feral Cat information shall be included in the Newsletter for Homeowner information;

VII. OLD BUSINESS:

- Dry Wells – Were cleaned out within the last five (5) years and we need to consider funds for an upcoming clean out within the next five (5) years. Previous costs was twenty thousand (\$20,000.00) for completion.
- City of Glendale – Memo for compliance in order to assure code compliance for pruning heights of trees to streets (12') and sidewalks (7'). Landscaper attended to the height compliance issue and the contract has been adjusted to reflect the new height requirements.
- NOTE: Homeowners also need to meet these requirements and in order to assure they have this knowledge we will implement into the next Newsletter.

VIII. OPEN FORUM:

- Foreclosures: Lot care attendance – Pursued by Management in order to assure that attended to; and
- Rentals – Lot care attendance – Also being pursued by Management in order to assure attendance by the Homeowner.

IX. SCHEDULE NEXT MEETING for Tuesday, September 21, 2001 at 7:00 p.m.

X. ADJOURNMENT to Executive Session at 7:45 pm.