

# **MARBRISA RANCH HOMEOWNERS ASSOCIATION**

**Minutes of the General Meeting – September 9, 2008**

**Glendale Christian Church**

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

**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 June 17, 2008 Board Meeting were reviewed. Motion by Paul, Seconded by Al. All in favor, motion carried.
- III. TREE DAMAGE WITHIN HOMEOWNER'S LOTS:
  - Wolfe's had a lemon tree damaged due to common area tree encroachment. Board approved replacement of 24" box tree by Rain Key for this instance. Lot 191 at 10327 N 57<sup>th</sup> Drive.
  - Hoang had 2 citrus trees, orange, that were damaged in the previous storm from a common area tree, trees have been removed so no visual is available. Loretta might have pictures from her photos taken during storm damage. Board requested Rain Key to handle replacement of trees, size pending viewing by Cody of Rain Key in order to determine size from stump still present on property.
  - Lots 188, 192 and 216 will be viewed for any exterior/interior wall damage from the recent storms. Outcome shall be sent to R & R to incorporate in ongoing repairs.
- IV. COMMON AREA TREE DAMAGES: Quotes obtained for pruning/removal of damaged trees within the common area of the community. Board awarded contract to Rain Key to handle. Ten (10) trees shall be removed completely and seven (7) trees shall be pruned (limb removals) to correct damages. Motion by Al; Seconded by Bill. All in favor, motion carried.
- V. ADDITIONAL DAMAGES TO COMMUNITY:
  - Peoria and 57<sup>th</sup> Ave – cutting left and will/have been removed by RainKey (no additional cost to Association);
  - 57<sup>th</sup> Ave – stump from tree removal shall be handled by RainKey;
- VI. RAIN KEY PRESENTATION:
  - Advised by Cody of RainKey that there is limited time between the pruning process and thinning in order to assure the continued aesthetics of the plants and/or trees.
  - Also advised that the planting season was limited for new planting till mid October then again in mid to late March;

- Per advisement from a Homeowner, Nguyen, the Southwest Corner of 57<sup>th</sup> Ave and Peoria is not being maintained. Cody will review the area and advise the Board accordingly; initial suggestion for this area was to remove hedges and replace with flower beds; and
  - Explanation of natural pruning that has been implemented within the community in order to assure maximum water conservation, while this will take some time once plants are re-trained blooming will be more prominent.
- VII. WATER CONSERVATION: Reviewed the water consumption goals for the community.
- Common area will be viewed and all unused lines will be capped in order to assist in this endeavor;
  - Bermuda will be handled naturally this season.
- VIII. PARKING POLICY: A new parking policy was reviewed by the Board in order to alleviate the congestion being caused at night by numerous vehicles parking in the street. Motion to accept by Paul, Seconded by Al. All in favor, motion carried. Copies of the new policy shall be included in this quarterly assessment mailings and posted on the Marbrisa web site.
- IX. NEW BUSINESS/OPEN FORUM:
- Conversion of the grass areas to desert landscaping was suggested by a Homeowner, advised that some reimbursement may be allowed through the City of Glendale should this be done, R & R to contact City and advise Board of findings.
  - Paint Pallets – Tri colored homes have been requested by a Homeowner. Upon review of this option the Board has opted to continue with the two-tone color pallet for the community. Motion by Bill, Seconded by Paul. All in favor, motion carried;
  - Homeowner requested shed installation on her property. Advised of Architectural approval and Homeowner shall contact R & R to obtain; and
  - Loretta made an announcement for all Homeowners present to encourage neighbors to attend the meetings in order to support their community.
- X. SCHEDULE NEXT GENERAL MEETING for Tuesday, December 9<sup>th</sup>, 2008 at 7:00 p.m.
- XI. ADJOURNMENT 8:10 PM. Al made a motion to adjourn the meeting, Paul seconded the motion, all in favor. Motion passed.