

MARBRISA RANCH HOMEOWNERS ASSOCIATION

Minutes of the General Meeting – March 13, 2007

Glendale Christian Church/ Room C102

Present: Paul Mason, Bill Wilkinson, Bob Fulton and Betsy Retchin with R&R Property Management

I. Paul Mason called the meeting to order at 7:00 PM

II. The minutes of the January 9, 2007 meeting were reviewed. A motion by Wilkinson to accept the minutes as written. Seconded by Mason. All in favor, motion carried.

III Review Financials

Betsy Retchin reported that as of 2/28/07 the association had \$49,232.21 in Assets. Operating Account - \$24,251.61 Reserve Account-\$16,685.47, 1 year CD for \$4,295.13 and a 5 year CD for \$4,000.00. A motion to accept the financials as presented, seconded by Wilkinson. All in favor, motion carried.

III. OLD BUSINESS

Insurance: Marbrisa Ranch's Insurance is now placed with American Family. The agent is Mike Stapley.

Landscaping: As of March 1, 2007, the new landscape company is Asset Landscaping. The supervisors are Tom and Joe.

Asset Landscaping installed the 2 clocks (8 station drip clock and a 32 station turf (sprinkler) clock) that Bob acquired for the Association.

The 3 trash cans (cost -\$1223.59) have been delivered and will be installed this week by GRO Industries.

The 5 vandalized monument sign letters have been replaced at a cost of \$1043.17 by Thunderbird Signs. "C – H" at 59th and Mountainview, "S – A" at 59th and Brown and "C" at 57th Avenue and Peoria.

IV. NEW BUSINESS

Landscape Update: Bob reported that on February 22, 2007 3 backflow valves were vandalized. A police report was filed. The three backflow valves were repaired or replaced by Asset Landscaping at a cost of over \$2000.00. An insurance claim will be made by Betsy for this vandalism and repair. Bob also recommended that cages and locks were put on each backflow assembly to prevent this in the future. Betsy supplied Asset's bid for the 4 cages to the Board. Three (3) 40" cages and One (1) 30" cage will cost \$3509.55. Paul made a motion to accept the bid for the backflow cages, Wilkinson seconded it. All in favor. Motion passed.

Street Parking Enforcement: Article VII 8.1 v Parking-It is the intent of the Declarant to eliminate on street parking as much as possible. Vehicles of all Owners, residents, guests and invitees are to be kept in garages, driveways and other parking areas designated by the Association. Bill Wilkinson stressed the importance of enforcing this covenant. Street parking is not only presents a hazard (safety of children, street sweepers, etc.) but can also can be very unsightly. The Board members stressed that this will be enforced.

V. OPEN DISCUSSION

A homeowner who lives near the park said that there is a lot of street parking on that street and that this is very dangerous. Children can not always be sighted.

Homeowners also discussed new plants at the entrances. An update on the speed humps will be given by Loretta Rollins at the next meeting. Paul remarked that the property values in the 85032 zip code have increased. Mention was made of Glendale's easing rules on barking dog complaints. The new ordinance will be added to the newsletter.

VI SCHEDULE NEXT MEETING

The next meeting will be May 22, 2007 at 7 pm. This will be the Annual Meeting and Election of Board Members. There are two open positions.

VII ADJOURNMENT 7:45 PM

- . Paul made a motion to adjourn, Bill seconded it. All in favor. Motion passed.