

**MARBRISA RANCH HOMEOWNERS ASSOCIATION**

**Minutes of the General Meeting – March 27, 2006**

**Glendale Christian Church/ Room C102**

**Present: Al Stockman, Bob Fulton, Paul Mason, Bill Wilkinson (arrived at 7:54 PM) and Jennifer Rewerts with R&R Property Management**

I. Mason called the meeting to order at 7:01 PM

II. The minutes of the November 7, 2005 meeting were reviewed. A motion by Fulton, seconded by Stockman to accept the minutes as written. All in favor; motion carried.

III. The financial report was presented by Rewerts. As of February 28, 2006 the Association had \$10,331.85 in checking, \$16,616.84 in savings, CDs in the amount of \$8,000.00 for total assets of \$34,948.69. Rewerts explained that \$274.40 each month is added to the reserves. She also explained that the landscapers were deducted a weeks worth of salary for failure to appear and service the common areas. Lastly, Rewerts pointed out that half of the insurance for the Association was paid in the month of February. A motion by Fulton, seconded by Stockman to accept the financial report as presented. All in favor; motion carried.

**IV. OLD BUSINESS**

- The Board reviewed the 2006 proposed budget. Fulton explained that he would like to increase the irrigation repair/supplies from \$1,000.00 to \$1,200.00 Rewerts reviewed the budget and explained that the insurance budget could actually be lowered, leaving a difference of \$206.00. The extra money will be used under the category of general maintenance and repair/irrigation. A motion by Fulton, seconded by Stockman to accept the budget as presented. All in favor; motion carried.

- The Board reviewed and discussed the 4 insurance quotes. A motion by Stockman, seconded by Mason to have American Family provide a detailed bid and to find out the penalty amount to cancel the insurance policy with The Mahoney Group. Rewerts will email the results to the Board. All in favor; motion carried.

- The Board reviewed and discussed the 4 web site quotes. A motion by Stockman, seconded by Mason to accept 2 Pooches bid of \$5.00 a month with a \$110.00 set – up fee. All in favor; motion carried.

- The Board reviewed and discussed the 3 playground equipment repair and replace quotes. The Board agreed that the 2 picnic tables at the park need to be removed and replaced immediately. Fulton and the landscapers will remove the picnic tables. Rewerts will research the cost of replacing the picnic tables through a wholesaler verses going through a distributor. The Board would like pictures from Dana Playground and Arizona Maxx Clean on what the replacement tire would look like because there was a \$225.00 difference in prices. Also, Rewerts will obtain pictures from Dana Playground on the recommended straight slide. Arizona Maxx Clean will need to submit a picture of the recommended patch on the slide and be more specific in the quote.

- The Board reviewed and discussed the 4 landscape quotes for the common areas. Fulton explained that Family Landscape is an all-inclusive company and the Association pays \$2,200.00 a month. Rewerts explained that all the companies sought were to only trim, mow, rake and clean up debris as per the Board's request. The prices from the different landscape companies were all higher than Family Landscape's bid. Fulton explained that he supervises the irrigation

repairs on a weekly basis for \$200.00 a month. He requested \$300.00 additional dollars a month to take over additional duties of maintaining the common areas. Fulton did state that he was willing to resign from the Board if it ensured the common areas are maintained on a regular basis. The Board agreed if any homeowner's had an issue with Fulton serving on the Board while being an employee of the Association, they would show the quotes obtained for irrigation repairs and monthly landscape service. A homeowner questioned what Fulton's qualifications were which Fulton explained 2 years of schooling and 15 years of maintaining golf courses. Another question regarding the liability of servicing the common areas, which Fulton explained he has insurance. Stockman made a motion to proceed with increasing Fulton's services from \$200.00 a month to \$500.00. Another homeowner requested bids be sought for comparison. Rewerts and Fulton explained bids were sought for these 2 years ago and Fulton's cost was below every company. The Board agreed that additional irrigation quotes need to be obtained. Fulton requested a decision be made over email verses waiting until the next meeting. A homeowner questioned about the back flow valve cages that the Board tabled several meetings ago. Fulton explained that he was not pleased with the current landscaper's services back then and the Board tabled the issue. Additional bids will be obtained to install back flow cages around the common areas.

- Fulton explained that he will need the codes of the current paint colors in order to provide suggestions on updating the color scheme in the neighborhood. He explained neither Dunn Edwards nor Frazee Paint had them on file. Rewerts will email the codes to Fulton which was provided by each company in 2002.

#### V. NEW BUSINESS

- The Board reviewed the 2005 water usage from the City of Glendale. Fulton explained that he has kept a record of the rain gauge for the past several years. He stated the measurement he has is comparable to how much water was used in 2005. Fulton will write an article for the newsletter informing the homeowners. A homeowner questioned if the Board plans on overseeding winter rye next year. The Board explained that would be a decision closer to the time to overseed. Wilkinson arrived at 7:54 PM.

- Mason explained that he would like to have the annual meeting in April or May. He also stated that he would like the quarterly meetings to be held in January, April, July and October. The annual meeting will be held May 2, 2006 at 7:00 PM. Rewerts will email the Board on whose term is up for renewal.

#### VI. OPEN DISCUSSION

- Ken Frango explained that the Association's invoice does not explain in detail what a balance forward is for. Lengthy discussion on the software R&R uses to print invoices. Rewerts explained the software does not allow a description to be explained on all unpaid balances. The Board agreed that on the quarterly invoices, a note should be added that homeowners should send in their payments to R&R if they have any unpaid balances or issues on their account. It was noted that Frango supplied his Quarter 2 assessment to Stockman.

- Another homeowner was concerned regarding the delinquency in the community and the two files that have not paid. The homeowner requested the delinquency report (Report that only shows figures) should be added to the financials. Rewerts indicated that the report would be added to the financials provided at the meetings.

#### VII. Meeting adjourned 8:25 PM