

MARBRISA RANCH HOMEOWNERS ASSOCIATION

Minutes of the General Meeting – November 7, 2005

Glendale Christian Church/ Room C102

Present: Al Stockman, Bob Fulton, Paul Mason, Bill Wilkinson (arrived at 7:50 PM) and Jennifer Rewerts with R&R Property Management

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

II. The minutes of the September 12, 2005 meeting were reviewed. Mason questioned the water invoices that Betsy Retchin was to inform them about. Rewerts reminded the Board that an email was sent to them explaining that the confusion on the charge was a result of Sure-Pay. Rewerts reminded the Board that the Association sometimes will be billed in the beginning and end of the same month which reflects higher water charges for that particular month. Rewerts explained that the Association did not receive a water invoice in September, but was billed twice in October. Mason requested copies of water invoices for the last 3 months so he could review the gallons of water used. Rewerts stated she would contact the City of Glendale to see if they could print out a report of water usage for the past 12 months. 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 Stockman and Rewerts. As of September 30, 2005 the Association had \$14,117.59 in checking, \$14,904.76 in savings, CDs in the amount of \$8,000.00 for total assets of \$37,022.35. Rewerts explained that \$274.40 each month is added to the reserves. A homeowner questioned whether the Association's total assets are at its highest or lowest since inception. Rewerts and Mason explained that they did not have the figures for the past 10 years available at that moment, but monies keep being added to the reserves and the Association' delinquency list is the lowest since switching from monthly to quarterly. A motion by Fulton, seconded by Stockman to accept the financial report as presented. All in favor; motion carried.

IV. OLD BUSINESS

- Rewerts informed the Board that the common wall repairs were made for \$950.00.
- Rewerts explained the Association is currently paying \$3,969.00 for the year for insurance. The Mahoney Group won't know until January if there will be an increase, but stated that we should budget for a 5% increase, which would be \$206.00 more a year. Stockman stated that he would like to collect bids from other insurance companies requesting the same liability numbers. Rewerts informed the Board that bids were collected last year requesting that. The Board agreed to collect bids from companies like State Farm and Allstate, but to ensure they have Homeowner's Association experience. Rewerts explained that all the insurance companies do have the experience, but some just prefer not to work with associations. Bids collected will also look to see if our liability and D&O need to be raised or lowered.

V. NEW BUSINESS

-Mason explained that Mike Abretske resigned from the Board and there is an open position on the Board. Anyone interested in serving on the Board should contact Rewerts. Rewerts explained that Abretske was in charge of the web site and because he is no

longer on the Board, they would need to make a decision on what to do. Rewerts explained that Tops Software provides web site services for around \$700.00, but it would allow homeowners to pay their dues through the web site. The Board thought that was too expensive and requested Rewerts collect bids on web site servers to maintain it. Rewerts explained that the Board will need to make a decision before the next meeting as the server will be shut down soon.

- Rewerts presented the 3 playground equipment bids to the Board. Rewerts explained that many items at the park need to be replaced. Stockman suggested meeting at the park to review the bids to have a better understanding of what needs to be replaced. The Board agreed to meet on November 26th at 8:00 AM at the park.

-Rewerts presented the 2 landscaping bids per the Board's request. The Board reviewed the bids and agreed to collect additional bids, but not have them be all-inclusive. Items to be included in the contract would be trimming, mowing, blowing and clean up only. Fulton will also suggest companies to Rewerts.

-Rewerts questioned if the Association's dues were going to rise by 5%. Currently the dues are \$79.87 per quarter and with a 5% increase it would raise to \$83.86. A motion by Stockman, seconded by Mason to accept the 5% increase starting January 2006. All in favor; motion carried.

Fulton suggested adding additional colors to the Association's palette. Fulton will bring "earth tone" color samples to the next meeting for review.

VI. OPEN DISCUSSION

The Board discussed how parking on the streets has increased again and additional inspections by the Board need to be made. In the next newsletter, Rewerts will add an article about how street parking affects property values and how homeowners need to park their vehicles in the garage or driveway. Wilkinson and Fulton will also submit an article for the newsletter.

Mason explained that the Board meets every other month to discuss the Association's business, yet it is the same 2 or 3 homeowners that attend the meetings. A motion by Wilkinson, seconded by Fulton to change the meetings to quarterly. All in favor; motion carried. The next meeting will be in March, but not the first Monday of the month. Rewerts will email the Board with the final date.

VII. Meeting adjourned 7:58 PM