

MARBRISA RANCH HOMEOWNERS ASSOCIATION
Minutes of the General Meeting – September 12, 2005
Glendale Christian Church/ Room C102

Present: Bill Wilkinson, Mike Abretske, Al Stockman, Bob Fulton and Betsy Retchin with R&R Property Management

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

II. The minutes of the July 18, 2005 meeting were reviewed. A motion by Abretske, seconded by Wilkinson to accept the minutes as written. All in favor; motion carried.

III. The financial report was presented by Abretske. As of August 31, 2005 the Association had \$6,819.87 in checking, \$14,618.22 in savings, CDs in the amount of \$8,000.00 for total assets of \$29,438.09. A motion by Abretske, seconded by Fulton to accept the financial report as presented. All in favor; motion carried.

IV. OLD BUSINESS

- Fulton reported the Association spent \$3,165 to have 10 dry wells cleaned when approx. 200 pounds of sediment was removed. The company was at the property 4 ½ hours to replace the missing mesh and remove the sediment. The company did not have to use the hydro-vac to clean out the wells. Fulton indicated he thought the only honest bid received was for \$1,800. Rewerts will contact Abretske and Fulton to arrange a meeting to discuss if the Association could possibly recoup some of the monies spent.

-Repairs to the common wall tabled until Rewerts is able to provide a report.

-Fulton explained he started controlling the irrigation system in summer of 2002 and has personally checked, repaired and monitored the irrigation system. In addition, he has supervised the maintenance crew in the mowing, blowing and trimming of the property. Fulton stated the current landscapers have been doing an inadequate job of fertilizing the turf areas and has performed the work himself for the last two years. He has arranged for the purchase of fertilizers and seed at wholesale costs and applied the materials himself. He also added the current landscapers are not certified or licensed to spread the chemicals they were working with. Fulton is licensed and has applied chemicals to the turf area and arranged to have the granite area taken care of by another licensed applicator. The cost of the chemicals applied to the turf for weed control the past two years has been paid for by the funds available for over seeding. Starting with 2006, when we over seed the turf, we will require \$1,200 for turf weed control.

-Fulton has been performing the duties outlined above for the \$200 per month originally agreed upon for irrigation control and now spends approximately 40 hours per month on landscaping issues. Fulton indicated he would like to be compensated more than the \$200 per month to continue overseeing the landscape operation as stated above. Abretske recommended that Fulton submit his proposal in writing in order for it to be duly considered. He also explained that Family Landscape is servicing Marbrisa Ranch 2 times a week verses the contracted 1 day a week. Rewerts will obtain an all-inclusive bid from the landscape companies that service Randolph Ranch Homeowners Association and Marshall Ranch Homeowners Association. That cost will be compared to Family Landscape and Fulton's costs. Retchin will contact the Board to let them know why the water invoice was \$6,266.74.

-Abretske discussed how the Board revised the enforcement policy to make it more detailed and that it is available on the web-site.

V. NEW BUSINESS

- Retchin explained that only 1 playground cleaning/servicing bid had been returned out of the 3 companies that were contacted. Fulton explained that the playground equipment was 14 years old and the tire and picnic table seats are in bad shape and should be replaced. Discussion tabled until next meeting when other bids have been returned.

VI. OPEN DISCUSSION

The Board did not schedule the next meeting date during the meeting; however the next meeting was decided to be November 7th, 2005 during executive session.

VII. Meeting adjourned 7:38 PM