

## **MARBRISA RANCH HOMEOWNERS ASSOCIATION**

**Minutes of the General Meeting – May 2, 2006**

**Glendale Christian Church/ Room C102**

**Present: Al Stockman, Bob Fulton, Paul Mason, Bill Wilkinson and Jennifer Rewerts with R&R Property Management**

I. Mason called the meeting to order at 7:11 PM

II. The Board discussed that a quorum of 60% for an annual meeting has not been established in the past and a vote needs to take place to lower the quorum for the future. Rewerts will send out another mail in ballot to all homeowners stating that a quorum was not established. Also, Rewerts will state the mailing cost and place this on colored paper with “Important” written at the top. Self addressed stamped envelopes will also be included in the mailing. Included with the mail in ballot for the annual meeting will be a separate vote to amend the by-laws quorum amount. Rewerts encouraged them to not lower the amount less than 20%, but suggested the amount be 30%. Also, 2/3 of the membership would need to be in agreement to lower the quorum amount. A motion by Wilkinson, seconded by Stockman to lower the quorum from 60% of the membership to 40%. All in favor; motion carried. Many homeowners volunteered to canvas the neighborhood to collect ballots.

III. The minutes of the March 27, 2006 meeting were reviewed. A motion by Stockman, seconded by Wilkinson to accept the minutes as written. All in favor; motion carried.

IV. The financial report was presented by Rewerts. As of March 31, 2006 the Association had \$15,453.24 in checking, \$16,908.37 in savings, CDs in the amount of \$8,000.00 for total assets of \$40,361.61. A motion by Wilkinson, seconded by Stockman to accept the financial report as presented. All in favor; motion carried. Stockman requested information on the interest rates for the checking, savings and CD accounts and for it to be discussed at the next general meeting. Also, Stockman wanted to know when the CD was up for renewal.

### V. OLD BUSINESS

- Stockman explained that American Family provided a quote today, but was unable to review it and provide a presentation of the bid for this meeting. At the next meeting he will be able to explain the proposed policy and quote in more detail. Rewerts explained that the current policy with The Mahoney Group does not explain cancellation, so all remaining money would be reimbursed with no cancellation fee. Tabled until the next meeting.

- Rewerts explained that the new Marbrisa Ranch web site is up and running. She encouraged homeowners to visit [www.MarbrisaRanchHOA.com](http://www.MarbrisaRanchHOA.com) and the monthly charge is \$5.00 which has been paid for the year.

- Rewerts explained that the Board agreed to repair the slide, replace the tire swing and picnic benches and to install lock nuts for the bench/ramada table for \$2,435.00.

- Fulton explained that he thought Dunn Edwards would be able to provide Marbrisa Ranch with a proposed color palette for the Association, but was not successful. Rewerts explained that Frazee Paint does have a color specialist for homeowners associations and will provide the name and phone number. Tabled until the next meeting.

- Rewerts explained that she contacted many landscape companies to obtain a price for them to perform weekly and monthly inspections of the irrigation system. Unfortunately, the companies

would only provide an irrigation quote if they were awarded with the landscape contract. Rewerts also explained that according to Carpenter Hazlewood, Attorney for the Association, that a Board member may serve on the Board and also be a vendor as long as other quotes are obtained and the Board member's quote is the most competitive. Also, Rewerts explained that the CC&R's do not restrict a Board member from being a vendor, which was another stipulation per the attorney. Rewerts explained that bids were obtained a few years ago and Fulton is still the most reasonable. Fulton requested an additional \$300.00 to oversee the landscape in addition to the weekly irrigation system. A motion by Mason, seconded by Stockman to accept Fulton's bid to oversee the irrigation system and maintenance of the Association. Wilkinson, Mason and Stockman in favor; Fulton needed to refrain from voting. All in favor; motion carried.

-Fulton explained that 3 bids were obtained to install cages around the backflow valves; ranging from \$4,325.00 to \$2,000.00. Fulton explained that a cage was already installed around one of the 5 back flow valves in the past. Since then, the Association has not experienced any additional thefts and believed the Association should spend the money elsewhere. The Board discussed how the original backflow valves are still in place and the cost to replace a back flow if stolen. The Board agreed that the cost to install cages exceeded the amount of the actual back flow valve. A motion by Mason, seconded by Wilkinson to not accept the bids, but to keep them on file. All in favor; motion carried.

#### VI. NEW BUSINESS

- Mason explained that because a quorum was not established at the annual meeting, appointment of the Board members could not occur. Tabled until the next meeting.

- Rewerts explained that a common area tree has destroyed a common wall along 57<sup>th</sup> Ave. She stated bids are being obtained to repair the wall and the tree will be removed by the landscaper. Once all the bids are obtained, Rewerts will email the Board with the price and a decision will be made.

- The next general meeting will be held following the annual meeting.

#### VII. OPEN DISCUSSION

- A homeowner explained the struggles of trying to have the City of Glendale install speed humps along 57<sup>th</sup> Ave. She explained that according to the city, speed humps may not be the most feasible solution for the speed. The city suggested installing a traffic circle to reduce the speed. The city offered to attend the next association meeting to discuss the solutions in more detail. They explained to the homeowner that if they install the traffic circle and landscape, they would like the Association to maintain. Rewerts will research why the Association would maintain the landscape when 57<sup>th</sup> Ave. is not a street within the Association. The Board agreed to invite the city to attend the annual meeting on June 6<sup>th</sup>, 2006.

- Another homeowner wanted to know if the Architectural Committee has given variances to homeowners to paint their house a different color than the approved color pallet. Mason explained that it may appear they changed their house color, but after 10 years the colors have faded on the house. He reassured the homeowner that no special permission was granted for the house on their street.

#### VIII. Meeting adjourned 8:04 PM