

**North Ranch Community Association  
Annual Meeting of Members  
January 26, 2009 6PM Oro Valley Library**

**A Quorum was certified by Chris Centuori of AHOME LLC**

**Call to Order 6:15 PM**

**Roll Call**

Harry Resnick - President - Deceased  
Tony Congi - Vice President -Present  
Bill Schirmer - Treasurer - Present  
Earl Washington - Secretary - Present  
Armand Millette - Director - Present  
Mike Holly - Director - Present

**New Business**

December 18,2008 Board of Directors meeting minutes approved by a vote of 5 - 0.

**Vice President's Message**

Vice President Congi stated in reference to Election results, the following will apply:

1. If Jones and Washington receive the most votes, they will be elected to the Board.
2. If Resnick's vote total exceeds either Jones or Washington, Resnick and the candidate receiving the highest total of the remaining two will be elected to the Board. Resnick will then be removed from the Board under Article 4, Section 1 of the CC&Rs and the Board will fill Resnick's vacancy.

**Financial Report**

As of December 31, 2008

YTD Income	\$435,367
Other Income	97,423
Total Revenues	532,790
YTD Expenses	579,460
YTD +/-	( 46,670)

**Balance Sheet**

Assets	
Operating A/CS	\$142,252
Reserves A/CS	324,525
Other Assets	41,660
Total Assets	508,437
Liabilities	
Accounts Payable	2,402
Prepaid Assessments	34,877
Total Liabilities	37,279
Equity	471,158

**Management Report**

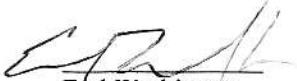
Chris Centuori stated all of the Association's financial documents are available to homeowners. Chris also stated the Community's pools are in compliance with all applicable laws and all pool heaters have been replaced with more efficient units.

**ELECTION RESULTS**

Washington	127
Resnick	93
Jones	87

**A Special Meeting of the Board of Directors will be held at the conclusion of the Annual Meeting.**

**Adjournment 7:51 PM**



Earl Washington  
Secretary NRCA

**North Ranch Community Association  
Board of Directors Special Meeting  
January 26, 2009 6PM Oro Valley Library**

**Call to Order** 8:08PM


**Roll Call**

Harry Resnick - President - Deceased  
Tony Congi - Vice President -Present  
Bill Schirmer - Treasurer - Present  
Earl Washington - Secretary - Present  
Armand Millette - Director - Present  
Mike Holly - Director – Present

**New Business**

A motion to vacate Resnick's Board position under Art 4 Section 1 of Association By-Laws passed 5-0.  
A motion to elect Bill Schirmer as Association President passed 5-0.  
A motion to elect Tony Congi as Association Vice-President passed 5-0.  
A motion to elect Earl Washington as Association Secretary passed 5-0.  
A motion to elect Earl Washington as Treasurer passed 5-0.  
A motion to appoint Dan Jones to Board as Director passed 3-2.

**Adjournment** 8:45PM

  
Earl Washington  
Secretary NRCA