

NORTH RANCH COMMUNITY ASSOCIATION
24 March 2008 Board of Directors Meeting
6:00 PM Nanini Library
Minutes

Call to Order: The meeting was called to order at 6:00 PM

Roll Call:

Harry Resnick – President
Tony Congi – Vice President
Bill Schirmer – Treasurer
Earl Washington – Secretary (absent)
Armand Millette – Director
Michael Holly – Director

Announcements

President Resnick reminded Directors to follow meeting protocol to make the meetings more efficient. President Resnick left the meeting at 6:30 PM for medical reasons.

New Business

- A **motion** to approve the minutes from the 2/22/08 board meeting with changes naming managers present passed unanimously.
- A **motion** to approve the \$1190.00 Groundskeeper proposal to feed 33 date palm trees passed unanimously.
- A **motion** to table a tree cutting proposal passed.
- A **motion** to approve the Sonoran Sweeping proposal for \$990 per street sweep with on call rate of \$85.00 per hour passed unanimously.
- A **motion** to approve a proposal from AV Specialists to install new accent lighting at the Thornydale entrance for \$9776.90 passed unanimously.
- A **motion** to approve a proposal from AV Specialists to install cameras at the small pool for \$3155.85 passed unanimously.
- A **motion** to approve a proposal from Blue Coyote Painting to paint the rusted fencing around the pool areas for \$5450.00 passed unanimously.
- A **motion** to approve a proposal from Santa Rita Landscaping to cut a swath around the basketball court to help keep dirt off the court for \$879.02 passed unanimously.
- A **motion** to table a proposal from Santa Rita Landscaping to replace rusted steel edging around the pools until a proper estimate is provided passed unanimously.
- A **motion** to approve a proposal from the Brown Law Group to provide email legal advice, through an administrative retainer, for \$50.00 per month passed unanimously.
- A **motion** to approve a proposal from the Brown Law Group to provide collection services for unpaid assessments passed unanimously.

Financial Report:

Treasurer Schirmer reported that all NRCA tax returns were filed.

February 2008 Financials as reported by Treasurer Schirmer:

Monthly Income	\$44,865	YTD Income	\$87,507
Monthly Expenses	\$47,816	YTD Expenses	\$76,032
Net Monthly Surplus/Deficit	(\$2,951)	Total Surplus/Deficit	\$11,475

Homeowner Comments: A homeowner asked if and when his wall would be repaired. Two homeowners attended the meeting.

Adjournment:

- A **motion** to adjourn passed unanimously at 7:05 PM

Prepared by Arizona Home Owner's Management Experts, LLC