

NORTH RANCH COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

October 28th, 2008 6 PM South Pool

MINUTES

Call to Order: 6:01 PM

Roll Call

Harry Resnick - President

Tony Congi - Vice President

Bill Schirmer – Treasurer

Earl Washington - Secretary

Armand Millette - Director

Mike Holly – Director

Presidents Message: President Resnick announced the NRCA annual meeting will be held January 26th, 2009 at 6PM at the Oro Valley Library. President Resnick stated deadline for candidates to be place on ballot for election to the Board is Nov 10th 2008.

Financial Report:

As of September 30, 2008

YTD Income		\$399,109
YTD Expenses		\$472,649
YTD - Deficit		(73,540)
Balance Sheet		
Assets Operating A/CS		\$110,850
Reserve A/CS		\$319,872
Total		\$430,722
Other Assets		\$95,462
Total		\$526,184
Liabilities	Prepaid Assessments	\$31,982
Equity		\$494,202

- A motion to grant the NR Treasurer ability to a one time write-off of miscellaneous homeowner debt totaling less than one month's current assessment fee passed by a vote of 6-0
- A motion to approve the NR 2009 Budget proposal to include a 5% increase in assessment dues passed by a vote of 6-0. The calculated monthly assessment will now be \$60.50
- A motion to approve Santa Rita Landscaping Job proposal #4100529 in the amount of \$883.96 passed by a vote of 6-0.

- A motion to approve Santa Rita Landscaping Job proposal #4100530 in the amount of \$1054.69 passed by a vote of 6-0
- Santa Rita Landscaping job proposal #4100128 was tabled for further discussion.
- A motion to accept Steven Courtney Contractors bid of \$2660.00 for pool pump door repair/replacement passed by a vote of 6-0.
- A motion to accept Janitorial Services Contract proposal submitted by Jim Noble passed by a vote of 6-0.
- A motion to accept the September 10, 2008 BOD meeting minutes passed by a vote of 5-0.1 abstained (Schirmer abstained. Was not present at 9/10/08 meeting).
- A motion to amend the publication frequency of the North Ranch Newsletter to a bi-monthly format failed.

A homeowner submitted a letter to the BOD for consideration of amending the operation hours of the South Pool

Adjournment A motion to adjourn passed by a vote of 5 - 0 at 7:00 PM