

**North Ranch Community Association
Board of Directors Meeting
February 26, 2009 6PM Nanini Library**

Call to Order 6:32 PM

Roll Call

Bill Schirmer - President - Present
Tony Congi - Vice President - Present
Earl Washington - - Treasurer/Secretary - Present
Armand Millette - Director - Absent
Mike Holly - Director - Absent
Dan Jones - Director - Present

President's Message

President Schirmer welcomed Director Jones to the Board. President Schirmer also stated the Association's 2008 tax returns are nearly complete and ready for filing. Schirmer then discussed the Arizona Open Meeting Statute as it relates to homeowner rights and closed by asking homeowners for suggestions and input for community projects they would like to see the Board undertake.

Management Report

Chris Centuori notified Board Comcast will be working in the community replacing underground utilities. Chris also stated an occurrence of vandalism in North Ranch resulted in the arrest of 3 individuals.

New Business

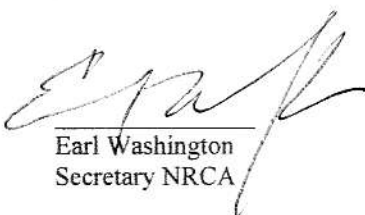
- *January 26, 2009 Annual Meeting minutes a vote of 4 - 0.
- *January 26, 2009 Special Meeting of BOD minutes approved by a vote of 4 - 0.
- *After discussion a motion to accept contract proposal in the amount of \$300.00 per issue with AHOME for the publication of the North Ranch Newsletter passed by a vote of 4 - 0.
- *After discussion, a motion to accept contract proposal in the amount of \$5600.00 submitted by Frank Martinez for wall repair passed by a vote of 4 - 0.
- *After discussion, a motion to accept contract proposal in the amount of \$3055.53 submitted by Santa Rita Landscaping for renovation and landscaping to include plants of several corners along Cactus Canyon passed by a vote of 4 - 0.
- *After discussion, a motion to accept contract proposal in the amount of \$19,705.00 submitted by 5 Star Painting for walls located along Cactus Canyon passed by a vote of 4 - 0.
- *After discussion, a motion to accept contract proposal in the amount of \$4375.00 submitted by 5 Star Painting for South Pool Ramada painting passed by a vote of 4 - 0.
- *After discussion, a motion to accept 2 contract proposals submitted by Indigenous Solutions Inc in the amounts of \$1575.00 and \$1225.00 for landscape work along Cactus Canyon passed by a vote of 4 - 0.

Financial Report

As of January 31, 2009

Assessment Income	\$36,439
Other Income	\$ 8,169
Total Income	\$44,608
Expenses	\$27,633
YTD +/-	\$16,975

Adjournment 7:48 PM



Earl Washington
Secretary NRCA