

CHRTS

**North Ranch Community Association
Board of Directors Meeting
March 4, 2009 6PM South Pool**

Call to Order 6:02 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 stated Director Millette resigned from the Board effective March 2, 2009. Schirmer then stated a notice to fill the vacancy will be sent via the Web and Newsletter to all homeowners. All applications must be received by the Board NLT April 5, 2009. Also as a result of Director Millette resignation, VP Congi will now Chair Streets and Lighting and Director Jones will now Chair the ARC.

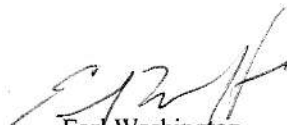
Management Report

Chris Centuori notified Board landscape contractors will be working in the community and South Pool Ramada work should commence Monday. Centuori stated Ramada work should not impact pool hours of operation.

New Business

- *February 26, 2009 BOD Meeting minutes a vote of 4 - 0.
- *After discussion a motion to accept contract proposal in the amount of \$1255.00 with Indigenous Solutions for landscaping passed by a vote of 4 - 0.
- *After discussion, a motion to accept contract proposal in the amount of \$3200.00 submitted by Ground Effects Landscaping for removal of vegetation in NR washes passed by a vote of 4 - 0.
- *After discussion, a motion to accept contract proposal in the amount of 4350.00 submitted by Ground Effects Landscaping for NR Basin cleanups passed by a vote of 4 - 0.
- *After discussion, a motion to provide VP Congi with \$2000.00 in emergency funds to used, if needed as not to hold up process, on upcoming prep work for painting of walls along Cactus Canyon passed by a vote of 4 - 0. Congi will provide a full accounting to Board as to the funds.
- *After discussion, a motion to amend Section 7.7 of the North Ranch By-Laws passed by a vote of 4 - 0. Section changes to be published on the Web and in the Newsletter.
- * After discussion, a motion to approve any emergency expenses, as defined by Section 3c of the management contract approved by the management company may not exceed \$500.00. Management Company to email all Board members of the expenditure as soon as possible after expenditure is approved by Management Company by a vote of 4 - 0.
- * After discussion, a motion to approve on all accepted contracts, President will sign contract when expenditure is approved by the Board. Any modifications of approved contract amount will be specified in contract, approved by Management Company under Section 3c of the management contract or approved by the Board passed by a vote of 4 - 0.
- * After discussion, a motion to approve all proposals submitted by Committees to the Board will include account code information and signature of Committee Chair passed by a vote of 4 - 0.

Adjournment 7:17 PM


Earl Washington
Secretary NRCA