

**North Ranch Community Association
2010 Meeting of Members
January 14, 2010
Oro Valley Library**

Certification of a quorum was presented by AHOME.

Call to Order 6:17 PM

Roll Call

Bill Schirmer – Present
Tony Congi – Present
Earl Washington – Present
Dan Jones – Present
Laura Gentzler – Present

President's Message

President Schirmer welcomed and reintroduced the candidates for the open Board positions. Schirmer also stated this meeting was for the members to voice concerns and make comments.

2010 Election Results

Schirmer announced that election results placing Congi, Gentzler and Sandrin on the Board.

Homeowner Comments/Questions

- Pertaining to street upgrades planned, are funds available and if so where are funds being maintained. *A. Monies for repairs/upgrades are available and being maintained in the reserve account.*
- Is a lighting upgrade planned for Cactus Canyon? *A. Plans are being formalized. Prior to installation a surveillance system is being looked at to maintain lighting system security. Initial plans call for lighting both entrances of North Ranch. Matter is being studied by Lighting Committee.*
- Has the concept of a single garbage hauler been looked at to possibly lessen the impact of large trucks on North Ranch streets? *A. The single garbage hauler concept was recently investigated and rejected.*
- Does the Association have a 5 year plan to manage assets? *A. There is no formal 5 year plan. Due to present economic conditions, management of assets and large expenditures is ongoing and reflects need vs. current costs.*
- Homeowner commended Board on its actions and management of Association.
- Homeowner commended Board but inquired if the grass areas at the entrances will be enhanced? *A. Grass areas were both weed infested and required time to rid areas of weeds before proceeding with an over seeding program to keep areas green year round. Going forward over seeding will take place this*

spring. Also, flowers will be planted shortly in several corner areas along Cactus Canyon to enhance overall look of North Ranch.

- Homeowner questioned color of rocks installed at several corner areas. A. *Color of rocks placed at corner areas was determined by landscaper to best enhance color of flowers to soon be planted at corner areas.*
- Homeowner asked what action Board could undertake to relieve trails of animal feces. A. *Leaving of animal feces along trails is a violation of County statues and the Board can only make complaints to appropriate agency if offender can be identified.*
- Homeowner commented people on various association committees is comprised of mostly Board members and community as a whole should step up and serve.
- Homeowner commented street sign for Sky Ranch west cannot be seen as tree limbs are blocking. A. *Landscapers will be directed to clear obstruction.*
- Homeowner commented stop sign on Western Fork to Cactus Canyon is obstructed. A. *Possibly tree blocking is on private property. Homeowner will be contacted so trimming can be accomplished.*
- How is the number of foreclosures in North Ranch being handled? A. *The Association attempts to be proactive and obtain monies due Association prior to foreclosure.*
- Homeowner asked how overnight parking permits are obtained for guests. A. *The Management Company should be contacted M-F prior to 5pm. If need arises outside those hours contact Security Committee Chair at a reasonable time to obtain permit.*
- Homeowner commented as Association attempts to be efficient as possible with expenditures, a possible cut back of monies spent on security guards may be one way of reducing Association's cost. A. *The monies spent on security guards has produced cost savings in other areas such as vandalism and reduced many problems which were reoccurring in the pools and common areas.*
- What are current Pool temps? A. *81 at South Pool and 85 at North Pool.*

Adjournment – 7:24 PM

**North Ranch Community Association
Board of Directors Meeting
January 14, 2010
Oro Valley Library**

Call to Order 7:35 PM

Roll Call

Bill Schrimmer – Present
Tony Congi – Present
Earl Washington – Present
Dan Jones – Present
Laura Gentzler – Present
Jim Sandrin – Present

New Business

- After discussion, a motion to pay insurance bill from Hartford Insurance in the amount of \$7381.00 passed by a vote of 6 – 0.
- After discussion, a motion to elect Earl Washington, President of Association passed by a vote of 6 – 0.
- After discussion, a motion to elect Tony Congi, Vice President of Association passed by a vote of 6 – 0.
- After discussion, a motion to elect Bill Schrimmer, Treasurer of Association passed by a vote of 6 – 0.
- After discussion it was decided the Management Company would record minutes of future meetings.

Adjournment – 7:50 PM