

**North Ranch Community Association
Board of Directors Meeting
January 26th 2010 6:30 PM
Nanini Library**

Minutes

Call to Order The meeting was called to order at 6:30 PM

Roll Call

Earl Washington – President - Present
Tony Congi – Vice President - Present
Bill Schirmer – Treasurer - Present
Dan Jones – Director - Present
Lauren Gentzler – Director – Present
James Sandrin – Director - Present

Management Report

NRCA Manager Centuori reported on aggressive solicitors in the community and encouraged Owners to call 911

Monthly Financial Report

Treasurer Schirmer reported that 2009 financial records had been transferred to the CPA and that he anticipated the NRCA would be able to file a short form tax return and pay no state or federal taxes. Schirmer also reported that a new Reserve Money Market account has been opened for \$150,000.00. Schirmer also suggested options for reducing storage costs for NRCA records.

Approval of Minutes December 30th, 2009 BOD Meeting

- A **motion** to approve the December 30th, 2009 Board of Directors Meeting Minutes passed by a vote of 6-0.

Approval of 2010 Meeting of the Members Minutes

- A **motion** to approve the January, 14th 2010 Meeting of the Members Minutes passed by a vote of 6-0.

Approval of Minutes January 14th, 2010 BOD Meeting

- A **motion** to approve the January 14th 2010 Board of Directors Meeting Minutes passed by a vote of 6-0.

New Business

- **Discussion – Audit/Compilation:** Treasurer Schirmer explained that an audit or compilation must be conducted annually and that NRCA audit/compilation records are available for review. Schirmer said Directors receive financial packages monthly to review and said any Director may see the NRCA accountant by calling and making an appointment.
- **Discussion – Cactus Canyon Lighting:** Director Sandrin said Cactus Canyon Pass is too dark. President Washington and Manager Centuori explained that Cactus Canyon Pass is a county road. President Washington said he would send a letter to the Pima County Board of Supervisors inquiring about lighting conditions on Cactus Canyon Pass.

- **Discussion – Private Yard Sales:** The BOD discussed considering modifying the North Ranch Rules to reduce the number of private yard sales and reduce traffic in the community. The topic will be brought up again at the next BOD meeting.
- **Discussion – Parking Permits:** Treasurer Schirmer said the community was told incorrectly at the January 14th Meeting of the Members that the NRCA no longer issues parking permits. Schirmer referred to the North Ranch Rules page 1 Section 1. 1.3 and said that the NRCA does issue parking permits; and that the community was misinformed at the annual meeting that there were no longer parking permits. Vice President Congi explained that what was said at the 2010 Meeting of the Members was that there were no written paper parking permits and that parking permits are being issued electronically to residents who request them by phone or email.

Committee Reports:

Streets & Lighting Committee: Director Sandrin volunteered to chair the committee.

Homeowners Comments:

None

Adjournment A motion to adjourn the meeting at 7:45 PM passed by a vote of 6-0