

North Ranch Community Association
Board of Directors Meeting
February 16th 2010 6:00 PM
Nanini Library

Minutes

Call to Order The meeting was called to order at 6:05 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 landscape maintenance to remove desert brooms and overgrowth behind Sky Ridge Loop and that the drainage passageways will need cleaning. The Manager reported on pending repairs to lighting at Thornydale and ongoing repairs to the small pool Jacuzzi. Director Sandrin inquired about common area landscaping behind the small pool along Desert Bend Loop saying that a “century plant needs trimming” and that it looked like some of the irrigation had been turned off. Director and Landscape Committee Chair Congi interjected saying that there is no irrigation in that area. Director Sandrin said a homeowner asked him why decorative rocks were installed only half-way in the common area. Manager Centuori said the rocks were installed by the prior landscape company several years ago and suggested completing the job.

Monthly Financial Report

Treasurer Schirmer has decided to remain as Treasurer and Chair of the Finance Committee.

January 2010 Financials:

Total Income	\$44,364.00
Total Expenses	\$33,662.00
Surplus	\$10,702.00

Treasurer Schirmer reported copies of invoices are sent to the Treasurer, President, and Vice President on the 1st and 15th of the month. Schirmer said that sometimes there is an item that has been approved that only the three of them know about, and that he wanted to make the other three board members aware of this. Schirmer said a \$75.00 mgmt. company charge for computer paint colors, that the BOD approved, was approved by the Treasurer and the President. President Washington asked the Manager if the charge was legitimate under the contract and the Manager said it was. Treasurer Schirmer said he did not know if the expense was approved and that is why he brought it up. President Washington said those who approve payment vouchers need to be a little more diligent and pay more attention. The Manager requested that the BOD address any questions on charges at the time an invoice is issued, rather than after the invoice has been paid.

Old Business

- **Discussion – Private Yard Sales:** The BOD again discussed considering modifying the North Ranch Rules to reduce the number of private yard sales, reduce traffic , and increase the participation in community. The BOD moved to table any proposed changes until more information could be gathered.
- **Discussion – Cactus Canyon Lighting:** President Washington reported that a letter has been sent to the Pima County Board of Supervisors inquiring about lighting conditions on Cactus Canyon Pass.
- **Discussion – Mgmt. Co Insurance Status:** Manager Centuori reported that the mgmt. company had been added as additionally insured under the liability and D & O coverage of the Association.
- **Discussion- Updated Paint Colors:** Manager Centuori reported that the approved paint colors list was published on the web. Director Gentzler offered to supply a sample of the custom color North Ranch Tan to the mgmt. company.
- **Discussion – Digitizing NRCA Records:** Manager Centuori reported that outdated records should be eliminated before considering conversion of old records to a digital format. Directors Washington, Schirmer, Jones and Gentzler volunteered to assist in the project.

New Business

Approval of Minutes January 26th, 2010 BOD Meeting

- A **motion** to disperse with the reading of and approve the January 26th 2010, Board of Directors Meeting Minutes passed by a vote of 6-0.
- **Discussion: Pima County Health Department Pool Inspections:** Manager Centuori reported that the pool company was assisting to ensure the pools were in compliance with county health regulations.

Committee Reports:

Architectural: Director Jones reported one request was approved for exterior painting.

Landscaping: Director Congi reported that desert brooms were being removed by the NRCA and washes were being cleaned of debris.

Pools and Recreation: Director Jones reported on the repair of the shepherds' crook fencing at the small pool and that the renovated wall near the small pool has been painted. Manager Centuori said the small playground fencing would be painted. Director Congi said the painting should require BOD approval. Director Jones said it is general maintenance and had been discussed at prior meetings and with the mgmt. company through the committee chair.

Streets & Lighting: Director Sandrin reported seven Members had joined his committee. Manager Centuori said that the pavement in Catalina 1 was in the worst condition and that more information would be provided to the committee regarding a maintenance schedule. President Washington requested the names and email addresses of the committee members.

Walls: Director Congi said there were no active wall repairs.

Finance: Director Schirmer reported \$150,000 was reclassified as a reserve account.

Security: Director Congi said an arrest was made in connection with fire damage to the playground tarp.

Newsletter: Director Schirmer reported the newsletter was out and cautioned residents to service their water heaters properly to reduce the risk of an explosion.

Homeowner Comments: One Owner attended the meeting and said she was very happy with the NRCA.

Adjournment A motion to adjourn the meeting at 7:38 PM passed by a vote of 6-0