

**North Ranch Community Association  
Board of Directors Meeting  
April 27, 2010 6:30 PM  
Oro Valley Library**

**MINUTES**

**Call to Order**

The meeting was called to order at 6:30 PM

**Roll Call**

President Earl Washington  
Vice President Tony Congi  
Treasurer Bill Schirmer  
Director Dan Jones  
Director Lauryne Gentzler - Absent  
Director Jim Sandrin

**Street Condition Update**

Randy Tyler of Ace Asphalt met with the BOD and discussed the ABCs of Asphalt Preservation. Tyler answered questions from the BOD and homeowners.

**New Business**

- Motion made and seconded to approve March 24, 2010 BOD meeting minutes. Motion carried unanimously.
- Motion made and seconded to accept Cabanaboy Pool Works contract. The mgmt. company would check out their credentials. Motion carried unanimously.
- Motion made and seconded to rebuild seven sections of block common wall at 9978 Desert Ranch Trail. Work to be done by Frank Martinez Masonry. Motion carried unanimously.
- Motion made and seconded to accept Ground Effects Landscaping Proposal to plant 100 cactus plants on Cactus Canyon Pass. Motion carried unanimously.
- Motion made and seconded to remove a reference to "playground equipment over 8 feet high" from North Ranch Rules Section 9, so as to be in compliance with the North Ranch ARC Rules. Motion carried unanimously.
- Motion made and seconded to remove the last sentence of Art III, Section 23 of NRCA ARC Rules. "If a corner party wall is painted the completed wall must match the color of the adjacent wall color." Motion carried unanimously.

**Discussion: Homeowner Warren Dubois' request for a single trash hauler**

Homeowner Warren Dubois requested a single trash hauler. The NRCA attorney presented a legal opinion which said a single trash hauler is not enforceable without amending the CCRs, which requires a 66% vote of the homeowners, or 474 votes. The BOD directed the mgmt. company to research the matter further.

**Monthly Financial Report**

2010 YTD Income as of 3/31/2010	\$133,341.00
2010 YTD Expenses as of 3/31/2010	\$83,448.00
+/-	\$49,893.00

### **Management Report**

The mgmt. company reported that the painting had been completed at the small pool and that they had been consulting with Director Jones on shade solutions for the small pool. The tennis court benches were in transit and would be installed soon.

### **MUSD Buses on NRCA Streets Update**

President Earl Washington and the mgmt. company reported that MUSD buses on the private streets were dropping off and picking up handicapped children, and they have a legal right to do so.

### **Committee Reports**

#### **Architectural Committee**

Director Jones said the discrepancies between the NR Rules and ARC Rules were corrected earlier in the meeting and that owners were making good use of the paint color list on the NRCA website.

#### **Streets and Lighting**

Director Jim Sandrin said the Streets & Lighting Committee secured one proposal from Sunland Asphalt to apply poly seal over the failed asphalt in CATV-1. The BOD directed the mgmt. company to request multiple "apples to apples" proposals from Bates, Sunland and ACE for pulverizing/new asphalt and alternative products poly seal/slurry seal for CATV-1, and to invite representatives from Sunland and Bates to meet with the BOD, to complete due diligence.

#### **Homeowner Comments**

Homeowner Selena Stein said the ladies room at the small pool was a mess. Homeowner Selena Stein said there was bird feces on the tennis courts. The mgmt. company said additional bird exclusions would be installed at the tennis courts but it was impossible to curb owl waste 100%.

#### **Adjournment**

The meeting adjourned at 8:45PM