

**North Ranch Community Association
Board of Directors Meeting
November 23rd, 2010 6:30PM
Oro Valley Library**

Minutes

Call to Order:

The meeting was called to order at 6:30 PM

Roll Call:

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

President's Message:

President Washington announced that Director Katie Walter has resigned from the Board.

New Business:

- Motion made and seconded to accept a proposal from Ivan's Landscaping to clean all drainage passageways and four basins. Motion carried unanimously.

- Motion made and seconded to approve the 2011 Budget. Motion carried unanimously.

- Motion made and seconded to purchase ten chairs from Sundrella Pool furniture for the recreation facilities. Motion carried unanimously.

- Motion made and seconded to approval of Minutes from October 26th, 2010 BOD meeting. Motion carried 4 - 0 - 1. Director Schirmer abstained as he was absent from the prior meeting.

- Motion made and seconded to appoint Earl Washington and Jim Sandrin to the Nominating Committee. Motion carried unanimously.

Discussion: Pool Deck Repair Options

The Community Manager reported the delaminating pool deck surface was out of warranty. Director Jones offered to explore repair options with the assistance of the Community Manager and will report back to the Association with his findings.

Management Report:

The Community Manager reported on repairs to the recreational area electrical systems and said that low voltage lighting was being explored to dress up entrance monuments to respective subdivisions of North Ranch.

Monthly Financial Report:

Income - \$36,439.00 Expenses - \$25,518.89 Plus/Minus - \$21,735.35

Homeowner Comments:

Five owners attended the meeting and participated in deliberations and discussion of new business items.

Adjournment:

Motion made and seconded to adjourn the meeting at 7:43 PM. Motion carried unanimously.