

**North Ranch Community Association
Board of Directors Meeting
December 28, 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 - Present
Vice President Tony Congi - Present
Treasurer Bill Schirmer - Absent
Director Dan Jones - Absent
Director Lauryne Gentzler - Present
Director Jim Sandrin - Present
Director Zack Blair - Present

Management Report:

The Community Manager reported that vandals had been arrested related to December 22nd, 2010 property damage and that the security cameras and community involvement were important in the investigation, and that new furniture had been installed at the pools.

BOD candidates for 2011:

Bill Schirmer, Mark Wurz were announced as candidates for the 2011 Board of Directors. Mark Wurz attended the meeting and answered questions from homeowners and directors. Note: Homeowner Alie Howland is also on the 2011 ballot.

New Business:

- Motion made and seconded to approve a Wash Cleanup Proposal for Sky Ridge Loop and Mesa Ridge Trail from Desert Rose. Motion carried unanimously.
- Motion made and seconded to approve a new irrigation system proposal from Chula Vista for the common area at Thundercloud Loop. Motion carried unanimously.
- Motion made and seconded to ratify Completed Desert Rose Wash Project for Desert Bend Loop previously approved via email. Motion carried unanimously.
- Motion made and seconded to approve a 2010 Tax Return Proposal from Todd Lundering CPA. Motion carried unanimously.
- Motion made and seconded to approve the Nov 23, 2010 BOD meeting minutes. Motion carried unanimously.
- Motion made and seconded to renew the NRCA Insurance Policy with the Mahoney Group provided the coverage has not changed. Motion carried unanimously.

Discussion:

NRCA procedure/policy for contract terminations - The Board discussed the procedure for contract terminations. It was noted that even though most contracts have a 30 day termination requirement procedures for contract terminations vary according to contractual obligations of respective contracts.

Monthly Financial Report for November 2010:

Income - \$47,606.90 Expenses \$26,452.74 Plus/Minus \$21,154.16

The Community Manager reminded homeowners that Association financials were available for review by request.

Homeowner Comments:

Homeowner Celina Stein complimented the Association for the good conditions of the common areas and recreational facilities.

Adjournment:

Motion made and seconded to adjourn the meeting at 7:40 PM. Motion carried unanimously.