

**North Ranch Community Association
Board of Directors Meeting
December 30, 2009
Oro Valley Library**

Call to Order 6:02 PM

Roll Call

Bill Schrimmer – Present
Tony Congi – Present
Earl Washington – Present
Dan Jones – Present
Laura Gentzler – Present

President's Message

President Schrimmer reviewed the By-Laws pertaining to Election of Board Members. Schrimmer then introduced the 4 candidates running for the open Board positions. The 4 candidates, Lauryne Gentzler, Tony Congi, Jim Sandrin and Chuck Bolejack participated in a Q and A from the Board and homeowners attending.

Management Report

Chris Centouri of Ahome reviewed Board's actions of 2009. Chris also discussed the effect of bankruptcy on community finances and cautioned the Board to be aware and monitor the foreclosure situation here in North Ranch.

New Business

*After discussion, a motion to reset pool heater thermostat in the North Pool to 85 with the South Pool temp to remain at 82, with no change in hours of operation passed by a vote of 4 – 1.

*After discussion a motion to approve CPA Todd Lundering to prepare North Ranch's 2009 tax return and compilation for a cost of \$1000.00 - \$1500.00 passed by a vote of 5 – 0.

*After discussion, a motion to modify ARC Guidelines Article III, Section 1.1.C passed by a vote of 5 – 0.

* A motion to accept the minutes of the November 25, 2009 BOD meeting passed by a vote of 5 – 0.

Monthly Financial Report as of November 30, 2009

Income Assessment	36,439.00
Other income	8,105.47
Total Income	44,544.47
Expenses	24,843.53
Net +/-	19,700.94

Adjournment 7:55 PM