

**North Ranch Community Association  
Board of Directors Meeting  
November 25, 2008 6PM South Pool**

**Minutes**

**Call to Order** 6:01 PM

**Roll Call**

Harry Resnick - President  
Tony Congi - Vice President  
Bill Schirmer - Treasurer - Absent  
Earl Washington - Secretary  
Armand Millette - Director  
Mike Holly - Director - Absent

**President's Message**

President Resnick stated tennis courts are in disrepair and will be addressed. Homeowner recommended to Board a Committee be formed of concerned Residents to address problem.

**Financial Report**

As of September 30, 2008

YTD Income	\$399,109
YTD Expenses	472,649
YTD +/-	( 73,540)

Balance Sheet

Assets	
Operating A/CS	\$122,425.64
Reserves A/CS	319,872.15
Total	442,297.79
Other Assets	70,542.13
Total	512,839.92
Liabilities	
Prepaid Assessments	28,434.10
Equity	509,455.78

A motion to grant North Ranch Treasurer ability to a one time write off of miscellaneous homeowner debt totaling less than one month's current assessment fee passed by a vote of 6 - 0.

A motion to approve the North Ranch 2009 Budget proposal, which includes a 5% increase in assessment fees, passed by a vote of 6 - 0. The proposed monthly assessment will now be \$60.50.

A motion to approve Santa Rita Landscaping Job proposal #4100529 in the amount of \$883.96 passed by a vote of 6 - 0.

A motion to approve Santa Rita Landscaping Job proposal #4100530 in the amount of 1054.69 passed by a vote of 6 - 0.

Santa Rita Landscaping Job proposal #4100128 was table for further discussion.

A motion to accept Steven Courtney Contractors bid of \$2660.00 for pool pump door repair/replacement passed by a vote of 6 - 0.

A motion to accept Janitorial Services Contract proposal submitted by Jim Noble passed by a vote of 6 - 0.

A motion to accept the September 10, 2008 BOD meeting minutes passed by a vote of 5-0-1.

A motion to amend the publication frequency of the North Ranch Newsletter to a bi-monthly format failed by a vote of 0 -6.

A homeowner submitted a letter to the Board for consideration of amending the operation hours of the South Pool.

President Resnick appointed Bill Schrimmer as Nominating Committee Chairman.

**Adjournment** 7:27PM