

ALBERHILL RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 19, 2008
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BOARD MEMBERS PRESENT: Tom Tomlinson
Robert Parmele
Janet Welsh
Kevin Beals

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVES: Jaime Chandler – Keystone Pacific
Markus Ashley – Keystone Pacific

EXECUTIVE SESSION SUMMARY

Executive Session Meeting Minutes – Approved December 12, 2007 Executive Session Minutes without changes.

Hearings – The Board discussed various hearings and actions to be taken.

Contract Review –

Patrol One's contract was terminated.

Personal Touch's contract to clean the sound glass was reduced to quarterly service.

Delinquencies – The Board discussed several delinquent accounts and approved the following actions:

- APN#389-700-014 \$1,235.63 - Approved small claims
- APN#389-691-004 \$1,084.18 - Approved small claims
- APN#389-701-019 \$1,252.10 - Approved small claims 30 days from filing lien
- APN#389-701-024 \$1,825.00 - Approved small claims 30 days from filing lien
- APN#389-701-001 \$515.00 - Approved small claims 30 days from filing lien
- APN#389-680-001 \$435.00 - Approved small claims 30 days from filing lien
- APN#389-680-003 \$190.00 - Approved small claims 30 days from filing lien
- APN#389-680-004 \$515.00 - Approved small claims 30 days from filing lien
- APN#389-681-013 \$380.00 - Approved small claims 30 days from filing lien
- APN#389-691-042 \$335.00 - Approved small claims 30 days from filing lien
- APN#389-091-045 \$335.00 - Approved small claims 30 days from filing lien
- APN#389-691-009 \$483.00 - Approved small claims 30 days from filing lien
- APN#389-691-021 \$355.00 - Approved small claims 30 days from filing lien
- APN#389-720-010 \$1,345.00 - Approved small claims 30 days from filing lien
- APN#389-691-009 \$3,344.27 – Approved Asset Search

CALL TO ORDER

The meeting was called to order by Board President, Tom Tomlinson, at 8:05 p.m. at the Alberhill Ranch Community Clubhouse.

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HOMEOWNER FORUM

Topics discussed include the following; privatization of the community, pool and clubhouse opening date, proposed school, association fees, graffiti, committees, dogs, doggie walk bag stations, light on Ash Street, crime, car washes, pets, architectural submittal process, solicitors, and Neighborhood Watch.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion:

- A. Resolved, to ratify the actions taken and approve the December 12, 2007 General Session Meeting Minutes as submitted and to accept the Architectural Reports for November 2007, December 2007 and January 2008.
- B. Resolved, to approve the October 2007 thru January 2008 financial statements as submitted.
- C. Resolved, to ratify the approval of the resolution deferring the assessment increase until June 1, 2008.
- D. Resolved, to approve La Jolla Pacific's proposal to perform the 2008 Annual Inspection in the amount of \$1,165.00.

NEW BUSINESS

- A. Pool Maintenance – A motion was made, seconded and carried to approve Aqua Blue Co.'s contract in an amount not to exceed \$1,266.00 per month for pool maintenance.
- B. Janitorial – A motion was made, seconded and carried to table approving a janitorial contract pending the solicitation of a proposal from the janitorial service currently maintaining the Swim Club for Castle and Cooke.
- C. Landscape Enhancements– A motion was made, seconded and carried to approve the proposal in the amount of \$2,274.00 to install creeping vines over the common area slump stone wall on Alberhill Ranch Road/Ash and behind the homes on Lake Street/Mountain. A motion was made, seconded and carried to approve the proposal in the amount of \$2,343.00 to install ivy geraniums at the street entrances along Ash Street. Janet Welsh disapproved.
- D. Draft Audit - A motion was made, seconded and carried to approve the draft audit as prepared by Robert Owens, CPA contingent on the lot count in Note 8 is corrected.

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DELINQUENCY REPORT

Delinquent Account APN#389-701-019– A motion was made, seconded and carried to approve to file a lien in the amount of \$1,252.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-701-024– A motion was made, seconded and carried to approve to file a lien in the amount of \$1,825.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-701-001– A motion was made, seconded and carried to approve to file a lien in the amount of \$515.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-680-001– A motion was made, seconded and carried to approve to file a lien in the amount of \$435.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-680-003– A motion was made, seconded and carried to approve to file a lien in the amount of \$190.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-680-004 – A motion was made, seconded and carried to approve to file a lien in the amount of \$515.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-681-013 – A motion was made, seconded and carried to approve to file a lien in the amount of \$380.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-042– A motion was made, seconded and carried to approve to file a lien in the amount of \$335.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-091-045 – A motion was made, seconded and carried to approve to file a lien in the amount of \$335.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-009 – A motion was made, seconded and carried to approve to file a lien in the amount of \$483.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-021 – A motion was made, seconded and carried to approve to file a lien in the amount of \$355.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-720-010 – A motion was made, seconded and carried to approve to file a lien in the amount of \$2,930.37 for the collection of delinquent assessments and late fees.

NEXT MEETING DATE

The next regularly scheduled meeting will be held on June 18, 2008 at the Alberhill Ranch Clubhouse.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:32 p.m.

ACCEPTED: Robert W Paul DATE: 6-18-08

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ANNUAL MEETING MINUTES
MARCH 19, 2008 – ALBERHILL RANCH COMMUNITY CLUBHOUSE

CALL TO ORDER

The meeting was called to order at 6:00 P.M. by Jaime Chandler.

COUNT TO DETERMINE QUORUM

Quorum was achieved as there were 109 members represented in person or by proxy or 41% of the membership, which exceeds the 25% quorum requirement in the By-Laws.

READING OF THE PRECEDING ANNUAL MINUTES

A motion was made, seconded and carried to dispense with the reading of the preceding Annual Meeting Minutes and approve them as presented.

CUMULATIVE VOTING & DIRECTOR CANDIDATE NOMINATIONS FROM THE FLOOR

Management announced that Tom Tomlinson and Janet Welsh each declared their candidacy prior to the election meeting. It was explained that there were two (2) positions available; each for a term of two years. A motion was made, seconded and carried to close nominations.

APPOINTMENT OF INSPECTORS OF ELECTION

Frank and Liz De Leo were both appointed as Inspectors of Election prior to the meeting.

ANNOUNCEMENT OF ELECTION AND IRS REVENUE RULING 70-604 RESULTS

It was announced that Tom Tomlinson and Janet Welsh were each elected to serve a two (2) year term.

Tom Tomlinson	Received 282 of votes
Janet Welsh	Received 278 of votes

It was announced that of the 109 members represented in person or by proxy, 107 members voted in favor of applying excess income to the following year's assessments, one (1) member voted against and one (1) members abstained.

Also, in regard to the CC&R shed amendment ballot, quorum was achieved as there were 131 owners represented in person or by proxy or 49% of the membership, which exceeds the 25% quorum requirement in the By-Laws. It was announced that of the 131 members represented in person or by proxy, 123 members approved, and eight (8) members disapproved of the shed amendment to the CC&Rs.

APPROVAL OF ANNUAL MEETING AND ELECTION MINUTES

A motion was made, seconded and carried to allow the Board of Directors to approve the content of the minutes from the Annual Meeting and Election at the Board of Directors meeting the following month.

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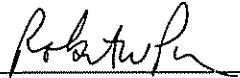
DIRECTORS APPOINT OFFICERS

A motion was made, seconded and carried to have the Directors serve as the following officers:

President/Assistant Secretary:	Tomlinson, Tom	March/2010
Vice President:	Vacant	March/2009
Secretary:	Parmele, Robert	March/2009
Treasurer:	Welsh, Janet	March/2010
Member at Large:	Beals, Kevin	March/2009

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:05 P.M.

ACCEPTED:  DATE: 6-18-08