

ALBERHILL RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JUNE 18, 2008  
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BOARD MEMBERS PRESENT: Tom Tomlinson  
Robert Parmele  
Janet Welsh  
Kevin Beals  
Frank Lazarony

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVES: Jaime Chandler – Keystone Pacific  
Serina Washington – Keystone Pacific

EXECUTIVE SESSION SUMMARY

Executive Session Meeting Minutes – Approved May 22, 2008 Executive Session Minutes without changes.

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

Contract Review –

Terminix's contract for general pest control at the park and gopher control of the slope was terminated. APM's contract for rabbit control was terminated.  
Roadrunner Exterminating contract for general pest control of the Picnic Park and Swim Club and gopher control of the common area slopes was approved.

Delinquencies – The Board discussed several delinquent accounts and has tabled the small claims actions until the next board meeting.

- APN#389-691-009 \$3,480.27 – Approved Asset Search

CALL TO ORDER

The meeting was called to order by Board President, Tom Tomlinson, at 6:09 p.m. at the Alberhill Ranch Community Clubhouse.

ORGANIZATIONAL MEETING

A motion was made, seconded and carried to appoint Frank Lazarony to the vacant officer seat of Vice President.

HOMEOWNER FORUM

Topics discussed include the following; privatization and safety of the community, activity at the picnic park and sales models, association fees increase, graffiti, speed bumps, violation enforcement, foreclosed/abandoned homes, sales models for sale, slippery tile in bathrooms and Neighborhood Watch.

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CONSENT CALENDAR

A motion was made, seconded and carried 5/5 to approve the following items from the consent calendar, without further discussion:

- A. Resolved, to ratify the actions taken and approve the March 19, 2008 General Session Meeting and the March 19, 2008 Annual Meeting Minutes as submitted.
- B. Resolved, to approve the February 2008 thru April 2008 financial statements as submitted.
- C. Resolved, to approve the mailing of the 2008 Annual Maintenance Inspection Report to the membership.
- D. Resolved, to ratify the approval of the action without meeting appointing Frank Lazarony to the Board of Directors.
- E. Resolved, to ratify the approval of Three Phase's proposal to replace/install four (4) bollards at the Picnic Park in the amount of \$3,700.00.
- F. Resolved, to ratify the Resolution to Redefine the Landscape Timeframes Designated in the Governing Documents.
- G. Resolved, to ratify the turnover of the Swim Club recreational facilities effective June 1, 2008; and all landscaping in Tract 28214-6 Lot DD to occur July 1, 2008.

OLD/NEW BUSINESS

- A. Reserve Study – A motion was made, seconded and carried to approve Advanced Reserve Solutions contract to perform the on-site reserve study contingent upon ARS lowering the price to \$1,500.00 with pictures.
- B. Community Decals – A motion was made, seconded and carried to approve ordering five hundred (500) 2 ¼ x 3 static cling community parking decals from Peachtree Business Products.
- C. Landscape Enhancements– A motion was made, seconded and carried to approve the proposal in the amount of \$270.00 to replace the dead tree at the Lake/Alberhill Ranch Road entry and the proposal in the amount of \$25.80 to fill in the bare areas at the corner of Banyon and Ash.
- D. Rules and Regulations Revisions - A motion was made, seconded and carried to mailout to the membership the revised rules and regulations for the thirty (30) day review period, specifically the clubhouse rules and regulations to clarify the clean up rule, the facility reservation fee reduced to \$100.00 and the deposit to \$250.00, and the fine schedule violation amount not to be doubled with each hearing.

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DELINQUENCY REPORT

Delinquent Account APN#389-701-025– A motion was made, seconded and carried to approve to file a lien in the amount of \$402.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-700-015– A motion was made, seconded and carried to approve to file a lien in the amount of \$1,132.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-701-007– A motion was made, seconded and carried to approve to file a lien in the amount of \$592.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-701-010– A motion was made, seconded and carried to approve to file a lien in the amount of \$702.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-600-007– A motion was made, seconded and carried to approve to file a lien in the amount of \$533.10 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 \$792.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-690-005 – A motion was made, seconded and carried to approve to file a lien in the amount of \$432.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-035– A motion was made, seconded and carried to approve to file a lien in the amount of \$617.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-053 – A motion was made, seconded and carried to approve to file a lien in the amount of \$1,792.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-681-020 – A motion was made, seconded and carried to approve to file a lien in the amount of \$526.88 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-004 – A motion was made, seconded and carried to approve to file a lien in the amount of \$450.82 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-016 – A motion was made, seconded and carried to approve to file a lien in the amount of \$1,002.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-020 – A motion was made, seconded and carried to approve to file a lien in the amount of \$762.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-024 – A motion was made, seconded and carried to approve to file a lien in the amount of \$1,302.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-033 – A motion was made, seconded and carried to approve to file a lien in the amount of \$402.00 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-710-006 – A motion was made, seconded and carried to approve to file a lien in the amount of \$472.37 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-720-035 – A motion was made, seconded and carried to approve to file a lien in the amount of \$502.00 for the collection of delinquent assessments and late fees.

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NEXT MEETING DATE

The next regularly scheduled meeting will be held on September 17, 2008 at the Alberhill Ranch Clubhouse.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:33 p.m.

ACCEPTED:  DATE: 9-17-08