

ALBERHILL RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
SEPTEMBER 17, 2008  
Page 1 of 3

BOARD MEMBERS PRESENT: Tom Tomlinson  
Robert Parmele  
Janet Welsh  
Frank Lazarony

BOARD MEMBERS ABSENT: Kevin Beals

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

EXECUTIVE SESSION SUMMARY

Executive Session Meeting Minutes – Approved June 18, 2008 Executive Session Minutes without changes.

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

Delinquencies – The Board discussed several delinquent accounts and has approved the small claims actions as requested on the delinquency report.

CALL TO ORDER

The meeting was called to order by Board President, Tom Tomlinson, at 6:15 P.M. at the Alberhill Ranch Community Clubhouse.

CITY OF LAKE ELSINORE POLICE DEPARTMENT Q&A

Captain Federhoff was present to discuss neighborhood safety issues and information on how the community can benefit from a Neighborhood Watch Program.

HOMEOWNER FORUM

Topics discussed include the following; safety of the community, activity and noise at the Pacific Aggregate construction site, violation enforcement, foreclosed/abandoned homes and speeding throughout the community.

CONSENT CALENDAR

A motion was made, seconded and carried 4/0 to approve the following items from the consent calendar, without further discussion:

- A. Resolved, to ratify the actions taken and approve the June 18, 2008 General Session Meeting Minutes and to accept the Architectural Report for June and July 2008 as submitted.
- B. Resolved, to approve the May 31, 2008 and June 30, 2008 financial statements as submitted.

ALBERHILL RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
SEPTEMBER 17, 2008  
Page 2 of 3

- C. Resolved, to ratify the superceding grant deed to correct the lot line adjustment at the tank site 1601 as submitted.
- D. Resolved, to adopt the proposed clubhouse rule changes to be mailed to the membership.
- E. Resolved, to ratify the approval of Aqua Blue's contract, Option B, which does not include chemicals in the amount of \$533.00 for two (2) services weekly, \$777.00 for three (3) services weekly, \$1,022.00 for four (4) services weekly and the Wet Play Maintenance Addendum A in the amount of \$345.00 per month.
- F. Tabled the purchasing of floor mats for the restrooms until further review and research from Kevin Beals.
- G. Resolved, to approve setting the election record date as February 18, 2009 to be in compliance with Civil Code for the March 2009 election.

OLD/NEW BUSINESS

- A. Holiday Lighting/Holiday Event – A motion was made, seconded and carried 4/0 to forgo the holiday lighting and event due to budget constraints.
- B. Inspectors of Election – A motion was made, seconded and carried 4/0 to solicit homeowners to act as Inspectors of Election in the next newsletter for the March 2009 Annual Election.
- C. Draft Reserve Study– A motion was made, seconded and carried 4/0 to table the approval of the draft reserve study after further review and correction to the pool equipment placed in service dates.

DELINQUENCY REPORT

- Delinquent Account APN#389-701-22– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.
- Delinquent Account APN#389-701-026– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.
- Delinquent Account APN#389-701-001– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.
- Delinquent Account APN#389-701-005– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.
- Delinquent Account APN#389-701-008– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.
- Delinquent Account APN#389-701-012 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.

ALBERHILL RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
SEPTEMBER 17, 2008  
Page 3 of 3

Delinquent Account APN#389-701-015 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-600-007– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-680-008 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-680-012 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-691-045 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-691-009 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-691-012 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-691-014 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-691-024 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-710-001 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-720-014 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-720-037 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.  
Delinquent Account APN#389-711-024 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments and late fees.

NEXT MEETING DATE

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

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:00 P.M.

ACCEPTED:  DATE: 12/17/08