

ALBERHILL RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
DECEMBER 17, 2008
Page 1 of 2

BOARD MEMBERS PRESENT: Tom Tomlinson
Kevin Beals
Janet Welsh
Frank Lazarony

BOARD MEMBERS ABSENT: Robert Parmele

MANAGEMENT REPRESENTATIVES: Victoria Churchward – Keystone Pacific
Serina Washington – Keystone Pacific

EXECUTIVE SESSION SUMMARY

Executive Session Meeting Minutes – Approved September 17, 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 6:00 P.M. at the Alberhill Ranch Community Clubhouse.

HOMEOWNER FORUM

Topics discussed include the following; the foreclosed/abandoned homes that have residents or possible squatters residing in them, the street light that Castle and Cooke will be installing and the assessments and subsequent phases.

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 September 17, 2008 General Session Meeting Minutes and to accept the Architectural Report for October 2008 as submitted.
- B. Resolved, to approve July 31, 2008 thru September 30, 2008 financial statements as submitted.
- C. Resolved, to approve the proposal submitted by Robert A. Owens to perform the 2008 year end audit/tax returns contingent on the price being lowered to \$1,200.00.
- D. Personal Touch will not be requesting an increase for 2009, there is no action needed.

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

OLD/NEW BUSINESS

- A. Inspectors of Election – A motion was made, seconded and carried 4/0 to appoint Frank DeLeo and his wife to act as Inspectors of Election for the March 2009 Annual Election.
- B. VGB Pool and Spa Safety Act Recommendation Proposals – A motion was made, seconded and carried 4/0 to post signs and close the pool/wader until it is brought into compliance with the new Virginia Graeme Baker Safety Act. Management will need to contact Aqua Blue and confirm the amount of drain covers required and the timeframe for the installation of the new covers.

DELINQUENCY REPORT

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.

Delinquent Account APN#389-701-027– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments.

Delinquent Account APN#389-701-009– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments.

Delinquent Account APN#389-691-032– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments.

Delinquent Account APN#389-710-008– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments.

Delinquent Account APN#389-720-032 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments.

Delinquent Account APN#389-691-038 – A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments.

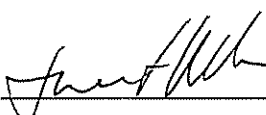
Delinquent Account APN#389-691-049– A motion was made, seconded and carried 4/0 to approve to file a lien for the collection of delinquent assessments.

NEXT MEETING DATE

The next regularly scheduled meeting will be held on March 18, 2009 at the Alberhill Ranch Clubhouse.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:35 P.M.

ACCEPTED:  DATE: 3/18/09