

ALBERHILL RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 18, 2009  
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BOARD MEMBERS PRESENT: Tom Tomlinson  
Kevin Beals  
Janet Welsh  
Frank Lazarony  
Robert Parmele

BOARD MEMBER ABSENT: None

MANAGEMENT REPRESENTATIVE: Serina Washington – Keystone Pacific

EXECUTIVE SESSION SUMMARY

Executive Session Meeting Minutes – Approved December 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 actions to be taken.

CALL TO ORDER

The meeting was called to order by Board President, Tom Tomlinson, at 6:20 P.M. at the Alberhill Ranch Community Clubhouse.

HOMEOWNER FORUM

Topics discussed include the following; the foreclosed/abandoned homes, Lake Street Marketplace and the increase in the monthly assessments.

CONSENT CALENDAR

A motion was made, seconded and carried 5/0 to approve the following items from the consent calendar, without further discussion:

- A. Resolved, to ratify the actions taken and approve the December 17, 2008 General Session Meeting Minutes and to accept the Architectural Reports for November 2008, December 2008 and January 2009 as submitted.
- B. Resolved, to ratify the actions taken and approve the Action without Meeting Minutes approving the assessment increase fourteen (14) percent from \$156.99 to \$179.00 per month and will be effective May 1, 2009.
- C. Resolved, to ratify the actions taken and approve the Action without Meeting Minutes approving the proposal submitted by Mission Pools to bring the pool and wader into compliance with the Virginia Graeme Baker Pool and Spa Safety Act in the amount of \$4,019.74.

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- D. Resolved, to ratify the actions taken and approve the Action without Meeting Minutes approving the contract termination with Roadrunner Pest Control and Three Phase Lighting. Management will prepare the newsletter on a quarterly basis and Personal Touch Cleaning will revise their contract and perform the Plexiglass Cleaning three (3) times a year.
- E. Resolved, to approve October 2008 thru January 2009 financial statements as submitted.
- F. Resolved, to approve the proposal submitted by La Jolla Pacific to perform the 2009 Annual Inspection in the amount of \$1,165.00.

NEW BUSINESS

- A. Reserve Study Proposals – A motion was made, seconded and carried 5/0 to approve the proposal submitted by Strategic Reserves in the amount of \$499.00 to perform an updated without an inspection 2009 reserve study.
- B. Draft Audit Report – A motion was made, seconded and carried 5/0 to approve the draft audit report submitted by Robert A. Owens for the year ended December 31, 2008.

DELINQUENCY REPORT

A motion was made, seconded and carried 5/0 to table the actions taken on the delinquency report pending further review of the costs incurred and received by the Association.

NEXT MEETING DATE

The next regularly scheduled meeting will be held on June 15, 2009 at the Alberhill Ranch Clubhouse.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:03 P.M.

ACCEPTED: Robert Paul DATE: 6-17-09

ALBERHILL RANCH COMMUNITY ASSOCIATION  
ANNUAL MEETING MINUTES  
MARCH 18, 2009 – ALBERHILL RANCH COMMUNITY CLUBHOUSE

CALL TO ORDER

The meeting was called to order at 6:00 P.M. by Serina Washington.

COUNT TO DETERMINE QUORUM

Quorum was achieved as there were 94 members represented in person or by proxy or 34% 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 Kevin Beals, Scott George and Robert Parmele each declared their candidacy prior to the election meeting. It was explained that there were three (3) positions available; each for a term of two (2) years. A motion was made, seconded and carried to close nominations.

APPOINTMENT OF INSPECTORS OF ELECTION

Kathleen Ridenour was appointed as Inspector of Election prior to the meeting.

ANNOUNCEMENT OF ELECTION AND IRS REVENUE RULING 70-604 RESULTS

It was announced that Kevin Beals, Scott George and Robert Parmele were each elected to serve a two (2) year term.

Kevin Beals	Received 339 of votes
Robert Parmele	Received 337 of votes
Scott George	Received 42 of votes

It was announced that of the 94 members represented in person or by proxy, 91 (ninety-one) members voted in favor of applying excess income to the following year's assessments, three (3) members voted against and zero (0) members abstained.

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.

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:	George, Scott	March/2011
Secretary:	Parmele, Robert	March/2011
Treasurer:	Welsh, Janet	March/2010
Member at Large:	Beals, Kevin	March/2011

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:20 P.M.

ACCEPTED: Robert Parmele DATE: 6-17-09