

ALBERHILL RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 16, 2009
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BOARD MEMBERS PRESENT: Tom Tomlinson
Kevin Beals
Robert Parmele

BOARD MEMBERS ABSENT: Scott George
Janet Welsh

MANAGEMENT REPRESENTATIVE: Serina Washington – Keystone Pacific

EXECUTIVE SESSION SUMMARY - SEPTEMBER 16, 2009

Executive Session Meeting Minutes – Approved August 6, 2009 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 6:00 P.M. at the Alberhill Ranch Community Clubhouse.

HOMEOWNER FORUM

Topics discussed include the following; pest control, social/pool/safety committees, security, and the activity at the swimclub.

CONSENT CALENDAR

A motion was made, seconded and carried 3/0 to approve the following items from the consent calendar, without further discussion:

- A. Resolved, to ratify the actions taken and approve the June 17, 2009 General Session Meeting Minutes and to accept the Architectural Reports for May, June and July 2009 as submitted.
- B. Resolved, to ratify the Action without Meeting Minutes approving the 2010 Draft Reserve Study performed by Strategic Reserves on April 8, 2009.
- C. Resolved, to ratify the Action without Meeting Minutes approving the proposal submitted by Aquarius Pools to replace and install a new Fifty (50) Gallon Rolochem Pump in the amount of \$525.00.
- D. Resolved, to approve May 31, 2009 thru July 31, 2009 financial statements as submitted.

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NEW BUSINESS

- A. Proposed Rule Change – Pool Facility – A motion was made, seconded and carried 3/0 to adopt the proposed rule change referencing the number of guests allowed per household and mail out to the membership to be effective thirty (30) days from the mail out date.
- B. Personal Touch Proposal – A motion was made, seconded and carried 3/0 to decline the proposal submitted by Personal Touch for BBQ Mats.

DELINQUENCY REPORT

Delinquent Account APN#389-701-027-1 – A motion was made, seconded and carried to approve to file a lien for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-700-015– A motion was made, seconded and carried to table the filing of a lien for the collection of delinquent assessments and late fees at this time.

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

Delinquent Account APN#389-681-011– A motion was made, seconded and carried to approve to file a lien 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 for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-690-001– A motion was made, seconded and carried to approve to file a lien for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-690-004– A motion was made, seconded and carried to approve to file a lien for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-047– A motion was made, seconded and carried to approve to file a lien for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-053– A motion was made, seconded and carried to table the filing of the lien for the collection of delinquent assessments and late fees at this time.

Delinquent Account APN#389-681-014– A motion was made, seconded and carried to approve to file a lien for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-691-025– A motion was made, seconded and carried to approve to file a lien for the collection of delinquent assessments and late fees.

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Delinquent Account APN#389-720-040– A motion was made, seconded and carried to table this item. No action required at this time.

Delinquent Account APN#389-720-026– A motion was made, seconded and carried to table the filing of the lien for the collection of delinquent assessments and late fees at this time.

Delinquent Account APN#389-711-022– A motion was made, seconded and carried to approve to file a lien for the collection of delinquent assessments and late fees.

Delinquent Account APN#389-712-006– A motion was made, seconded and carried to table the filing of the lien for the collection of delinquent assessments and late fees at this time.

NEXT MEETING DATE

The next regularly scheduled meeting will be held on December 16, 2009 at the Alberhill Ranch Clubhouse.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:48 P.M.

ACCEPTED:  DATE: 12-16-09