

ALBERHILL RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
DECEMBER 16, 2009  
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BOARD MEMBERS PRESENT: Tom Tomlinson  
Scott George  
Robert Parmele  
Janet Welsh  
Kevin Beals

BOARD MEMBER ABSENT: None

MANAGEMENT REPRESENTATIVE: Serina Washington -- Keystone Pacific

EXECUTIVE SESSION SUMMARY

Executive Session Meeting Minutes of September 16, 2009 -- Approved without changes.

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

Homeowner Requests -- The Board discussed various homeowner requests and actions to be taken.

DELINQUENCIES -- The Board discussed several delinquent accounts and approved to file small claims as follows:

- APN#389-690-004
- APN#389-681-011 (30 days after lien is recorded)
- APN#389-700-015 (30 days after lien is recorded)
- APN#389-711-022

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.

CONSENT CALENDAR

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

- A. Resolved, to ratify the actions taken and approve the September 16, 2009 General Session Meeting Minutes as submitted and to accept the Architectural Reports for August, September and October 2009.
- B. Resolved, to ratify the Action without Meeting Minutes approving the proposal submitted by Aquarius Pool, LLC to replace the leaking filter lid in the amount of \$250.00.
- C. Resolved, to accept the August 31, 2009 thru October 31, 2009 financial statements as submitted.

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- D. Resolved, to approve the rollover of the \$50,000 reserve CD that matures at Bank of America on March 3, 2010 at the best available possible rate and term.
- E. Resolved, to approve the proposal submitted by Robert A. Owens, C.P.A. in the amount of \$1,200.00 to conduct the 2009 year end audit and tax returns.
- F. Resolved, to approve setting the election record date as January 25, 2010 and the Annual Election Meeting to be held on March 10, 2010.

NEW BUSINESS

- A. Inspector of Elections– A motion was made, seconded and carried to appoint Kathleen Ridenour to act as Inspector of Elections for the March 10, 2010 Annual Election. Keystone Pacific Property Management will act as the custodian for the secret ballots. The ballots will be sent to Keystone Pacific’s post office box designated specifically for election ballots and will be brought to the meeting by a representative from Keystone Pacific Property Management.
- B. Pool Rules and Regulations – A motion was made, seconded and carried to mail out to the membership the revised pool rules and regulations for the thirty (30) day review period to reflect the following:
  - 1. Persons under the age of 18 should be accompanied by an adult over the age of 18 after 8pm.
  - 2. Six (6) guests or more per household should submit a special events request for the Board of Directors to approve.
  - 3. Pool signage should be revised to reflect “no alcohol” allowed in the pool area.
  - 4. Wader signage should be revised to reflect plastic pants should be worn either over or under the swimsuits.

DELINQUENCY REPORT

Delinquent Account APN#389-700-006– 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#389-701-027– 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#389-700-015– A motion was made, seconded and carried to approve to file a lien if the Trustee Sale doesn’t take place on 01/04/2010 for the collection of delinquent assessments and late fees.

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Delinquent Account APN#389-700-016– 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#389-701-001– 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#389-681-008 – 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#389-691-054 – 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#389-691-020 – 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 postpone filing a lien for the collection of delinquent assessments and late fees as the Trustee Sale is scheduled to record on 01/25/2010.

Delinquent Account APN#389-691-028 – 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#389-720-001 – 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#389-720-026 – A motion was made, seconded and carried to postpone filing a lien for the collection of delinquent assessments and late fees as the Trustee Sale is scheduled to record on 01/06/2010.

HOMEOWNER FORUM

Topics discussed include the following; tile in the restroom and walkway, future developments, pool committee volunteers, holiday social party and swim club security.

NEXT MEETING DATE

The next regularly scheduled meeting will be held on March 10, 2010 at the Alberhill Ranch Clubhouse.

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ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:45 p.m.

ACCEPTED:  DATE: 3.10.10