

ALBERHILL RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 10, 2010  
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BOARD MEMBERS PRESENT:

Tom Tomlinson  
Scott George  
Robert Parmele  
Kevin Beals

BOARD MEMBER ABSENT:

Janet Welsh

MANAGEMENT REPRESENTATIVE:

Serina Washington – Keystone Pacific

EXECUTIVE SESSION SUMMARY- MARCH 10, 2010

Executive Session Meeting Minutes of December 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 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.

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 December 16, 2009 General Session Meeting Minutes as submitted and to accept the Architectural Reports for December 2009, January 2010 and February 2010.
- B. Resolved, to accept the November 30, 2009, December 31, 2009 and January 31, 2010 financial statements and variance report as submitted.
- C. Resolved, to table the approval of the draft audit report pending further clarification from Robert A. Owens, per Treasurer, Janet Welsh's request.
- D. Resolved, to adopt the proposed rule change with regard to the pool facilities and mail out to the membership.
- E. Resolved, to approve and ratify the exoneration of Bond #070004099 (Phase 11) in the amount of \$16,014.00.

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NEW BUSINESS

- A. Reserve Study – A motion was made, seconded and carried to approve the proposal submitted by Strategic Reserves, in the amount of \$499.00, to update the reserve study, without a site visit, for the 2011 budget.
- B. Bicycle Rack – A motion was made, seconded and carried to order the triangle loop horizontal leg bicycle rack, item #HPBR-67, in the amount of \$699.00, to be installed at the pool facility area.
- C. Annual Maintenance Inspections Proposals – A motion was made, seconded and carried to approve the proposal submitted by Orange Coast Building Services, in the amount of \$830.00, to perform the annual maintenance inspection.
- D. Pool Monitor Proposals – A motion was made, seconded and carried to approve the proposal submitted by Patrol One, in the amount of \$15.90 per hour, for the pool monitor.

DELINQUENCY REPORT

Delinquent Account APN#389-700-014– A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

Delinquent Account APN#389-701-00– A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

Delinquent Account APN#389-701-007– A motion was made, seconded and carried to approve to file a lien for the outstanding assessments and applicable charges.

Delinquent Account APN#389-691-002– A motion was made, seconded and carried to approve to file a lien for the outstanding assessments and applicable charges.

Delinquent Account APN#389-720-050– A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

Delinquent Account APN#389-710-001– A motion was made, seconded and carried to approve to file a lien for the outstanding assessments and applicable charges.

Delinquent Account APN#389-711-028– A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

Delinquent Account APN#389-720-019– A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

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Delinquent Account APN#389-720-026– A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

HOMEOWNER FORUM

Topics discussed included the following; welcome packets and street parking.

NEXT MEETING DATE

The next regularly scheduled meeting will be held on <sup>May 20</sup>~~June 9~~, 2010 at the Alberhill Ranch Clubhouse.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:40 p.m.

ACCEPTED: Robert W. Pan      DATE: 5-20-10