

BEAR BRAND RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 2, 2005

DIRECTORS PRESENT: Tom Parsekian
Zoltan Klein
Scott Little
Elaine Gangolli
David Weinberg

MANAGEMENT REPRESENTATIVES: Wail Poon

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Bear Brand Ranch Community Association was held on Wednesday, March 2, 2005 at 28202 Cabot Road, Ste. 300, Laguna Niguel, CA.

EXECUTIVE SESSION SUMMARY

During Executive Session, the Board discussed the approval of meeting minutes, litigation updates, and assessment delinquency.

CALL TO ORDER

The meeting was called to order by Board President, Tom Parsekian, at 5:33 pm.

HOMEOWNER FORUM

No homeowners other than members of the Board were present at the meeting.

SECURITY SERVICE REPORT

Boyd & Associates' representatives were not present at the meeting. Copies of the activity reports were presented to the Board for review.

CONSENT CALENDAR

A motion was made, seconded, and carried to accept the following consent calendar items:

Item A – February 7, 2005 General Session Meeting Minutes.

Item B – January 31, 2005 financial statement.

Item C – Roll over a 3/17/05 maturing \$40,175.45 reserve CD at Fremont Investment and Loan and a 3/17/05 maturing \$40,720.10 reserve CD at Fremont Investment and Loan. Both are to be re-invested for the same term as is currently, at the best available rate.

NEW BUSINESS

Tree Trimming – A motion was made, seconded, and carried to contract with West Coast Arborists, Inc. to trim all remaining Eucalyptus trees that were not trimmed last year and all other trees totaling no more than 594 trees. Total cost is limited to \$39,460.00 based on the cost per tree as proposed. The project is to be funded by the reserve funds. Motion carried 5/0.

Janitorial Proposal – A motion was made, seconded, and carried to approve the proposal for monthly service fee increase in the amount of \$8.34, effective July 1, 2005. Motion carried 5/0.

Bear Brand Ranch Community Association
General Session Meeting Minutes
March 2, 2005
Page 2

Landscape Refund Request – A motion was made, seconded, and carried to approve the landscape refund to Mr. Yassi at 1 Old Ranch Road upon the approval of the Notice of Completion by the Architectural Committee. The amount to be refunded is \$5,000.00 less \$1,041.78 for past violation. The payment is to be issued pending Architectural Committee's approval. Motion carried 5/0.

July 1, 2005 – June 30, 2006 Fiscal Budget Proposal – Discussion tabled pending further review by the Board before the next Board meeting.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 6:50 P.M. The next Executive Session meeting, if necessary, will be held on Wednesday, April 4, 2005 at 5:30 p.m. and the General Session meeting will be held at 6:00 p.m. Both meetings are to be held at 28202 Cobot Road, Ste. 300, Laguna Niguel, CA.

ATTEST: _____

DATE: _____

April 4/2005