

BEAR BRAND RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
November 7, 2005

**BOARD MEMBERS PRESENT:** Fred Burbank  
Wayne Mertes  
Ed Zalta  
Scott Kavanaugh  
Fereshteh Dalavarian

**BOARD MEMBERS ABSENT:** None

**MANAGEMENT REPRESENTATIVE:** David A. Rainer  
Keystone Pacific Property Management, Inc.

**LEGAL COUNSEL PRESENT:** Richard Tinnelly, Esq. (left at 7:15 P.M.)

**ITEMS DISCUSSED IN EXECUTIVE SESSION**

- Approval of Minutes
- Delinquency Report
- Legal Issues
- Landscape Contract

**CALL TO ORDER**

The meeting was called to order by Board President, Fred Burbank, at 6:00 P.M.

**HOMEOWNER FORUM**

- Kathie Carmer of 6 Morning Dove addressed the Board regarding the Association tree trimming. She feels that the Association trees near her property are blocking her view and would like to use the IDR process to compel the Board to remove the trees. She also informed the Board about the current dispute between herself and her neighbor at 10 Riverstone.

**VENDOR PRESENTATION**

- Tim Meyer of Boyd Security was in attendance to introduce himself to the Board and address any issues the Board may have.

**CONSENT CALENDAR**

A motion was made, seconded and carried to approve the Consent Calendar as submitted (5-0)

- A. **MINUTES – RESOLVED**, to approve the General Session meeting minutes from the October 3, 2005 meeting as submitted by management.
- B. **ANNUAL ELECTION MEETING MINUTES – RESOLVED**, to approve the Annual Election meeting minutes from October 3, 2005 as submitted by management.
- C. **FINANCIAL STATEMENTS – RESOLVED**, to approve the financial statement for September 30, 2005 as submitted by management.

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**ADJOURNED TO EXECUTIVE SESSION**

The General Session meeting was adjourned to Executive Session at 6:25 P.M.

**RECONVENED FROM EXECUTIVE SESSION**

The General Session meeting was reconvened from Executive Session 6:50 P.M.

**ACTION ITEMS**

- A. **LANDSCAPE MAINTENANCE CONTRACT** – Elizabeth Aghajanian, chairperson of the Landscape Committee, was in attendance to discuss the proposed change in landscape contractors. The Landscape Committee recommended terminating the current contract with Botaco and approving the proposed contract from Bemus Landscape. The Board tabled this issue due to the pending litigation for which Botaco will be testifying on behalf of the Association and requested the Landscape Committee speak with Bemus Landscape about organizing a tree trimming program for the community. The Board instructed management to forward any tree trimming requests received by homeowners to the Landscape Committee for review.
  
- B. **PROPOSALS RE: FENCE REPAIR NEAR 4 RIVERSTONE** – A motion was made, seconded and carried to approve the proposal from Fence Menders to repair a section of exterior wrought iron fence near 4 Riverstone in the amount of \$1,120.00. (5-0)
  
- C. **CONSTRUCTION OF WEBSITE** – A motion was made, seconded and carried to approve the construction and maintenance of a website for the Association by Keystone Pacific Property Management, Inc. in the amount of a one-time \$1,050.00 set-up fee, a \$119.50 monthly maintenance fee, and a \$100.00 domain name renewal every three years. (5-0)
  
- D. **VARIOUS BOARD POLICIES** – Issue was tabled as legal counsel wished to review the proposed policies for possible changes.
  
- E. **CD MATURATION** – A motion was made, seconded and carried to authorize management to automatically rollover any maturing CDs for one year terms. (5-0)

**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 7:55 P.M.

ATTEST:       Fred Bombank      

DATE:       12/12/05