

BEAR BRAND RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
September 15, 2005

BOARD MEMBERS PRESENT: Fred Burbank
Carol Gindi
Ed Zalta
Robert Karalian

BOARD MEMBERS ABSENT: Wayne Mertes

MANAGEMENT REPRESENTATIVES: Lani Kaneshiro
David A. Rainer
Keystone Pacific Property Management, Inc.

LEGAL COUNSEL PRESENT: Richard Tinnelly, Esq.

ITEMS DISCUSSED IN EXECUTIVE SESSION

- Approval of Minutes
- Delinquency Report
- Litigation Updates

CALL TO ORDER

The meeting was called to order by Board President, Fred Burbank, at 6:15 P.M.

HOMEOWNER FORUM

- Chad Covington of 1 Riverstone informed the Board of an attempted break-in at his property and that he believes the offender entered the community through a breach in the exterior perimeter wrought iron fence near 4 Riverstone. Mr. Covington also inquired as to the where the Board obtained their financial information regarding the special assessment.
- Scott Little of 5 Morning Dove discussed security issues with the Board, specifically regarding reporting procedures by the gate attendants.
- Ellen Loretta of 2 Wildflower added to the discussion concerning the security issues of the community. Ms. Loretta also asked for information regarding the estimates used to determine the amount for the special assessment.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the Consent Calendar as submitted. (4-0)

- A. **MINUTES – RESOLVED**, to approve the General Session meeting minutes from the August 1, 2005 meeting as submitted by management.
- B. **INTERNAL DISPUTE RESOLUTION – RESOLVED**, to approve the Internal Dispute Resolution as submitted by management.
- C. **AMENDMENT TO THE ARCHITECTURAL GUIDELINES – RESOLVED**, to approve the proposed disclaimers as submitted by management.

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- D. **PROPOSED RULE CHANGE AND ARCHITECTURAL APPLICATION – RESOLVED**, to approve the proposed rule change and architectural application as submitted.
- E. **SPECIAL ASSESSMENT – RESOLVED**, to approve the special assessment notice and ballot as submitted.
- F. **INSURANCE DISCLOSURE FORM – RESOLVED**, to ratify the signed disclosure form as submitted.
- G. **FINANCIAL STATEMENTS – RESOLVED**, to approve the financial statements for July 31, 2005 and August 31, 2005 as submitted by management.

ACTION ITEMS

- A. **LANDSCAPE MAINTENANCE CONTRACT** – Elizabeth Aghajanian of the Landscape Committee was in attendance to discuss the various landscape proposals. Ms. Aghajanian informed the Board that the Landscape Committee has narrowed it down to three companies and will meet with each individually. The Board requested that the Landscape Committee continue with their work and update the Board regarding their progress at the October Board meeting.
- B. **TOT LOT REMOVAL** – A motion was made, seconded and carried to approve the proposal from Cox Contracting to remove the tot lot on Morning Dove in the amount of \$875.00. (4-0) Board member, Carol Gindi, informed the Board and legal counsel that the tot lot was installed and paid for by various homeowners in the area. Legal counsel advised the Board that since the tot lot was privately installed, the Association is under no obligation to replace the removed tot lot and that Ms. Gindi will need to sign an affidavit to the fact.
- C. **CONSTRUCTION OF WEBSITE** – The issue was tabled while the Board reviews samples of other website that Keystone Pacific Property Management, Inc. has constructed and maintains for other Associations.
- D. **ANNUAL ELECTION MENU** – The Board instructed management to order the pasta/casserole/chicken choice and to repeat the order from last year's annual election.
- E. **CD MATURATION** – A motion was made, seconded carried to roll over the two reserve investment CDs for a term of one year each.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned to Executive Session at 7:35 P.M.

ATTEST: Fred Bunka

DATE: 11/7/2005