

**BEAR BRAND RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 12th 2006
GENERAL SESSION MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors was held at Washington Mutual Bank, San Juan Capistrano

PRESENT Fred Burbank
 Wayne Mertes
 Ed Zalta
 Fereshteh Dalavarian
 Scott Kavanaugh

OTHERS PRESENT

Krista Parker, Account Executive, Seabreeze Management Company
Mariane Todaro, Financial Manager, Seabreeze Management Company

ORDER Fred Burbank called the meeting to order at 5:59 PM.

HOMEOWNER FORUM

The development of the tot-lot was discussed with Erik, a guest of Wayne Mertes. The Board asked that he put down all the information he had regarding development in writing so that the Board can further discuss.

MINUTES

A motion was duly made and seconded to approve the April 3rd 2006 meeting Minutes. Motion carried unanimously.

FINANCIALS

A motion was duly made and seconded to approve the March, April and May 2006 Financials. Motion carried unanimously.

LANDSCAPE

A motion was duly made and seconded to submit the final draft of the tree policy to the membership for the 30-day review, and to be adopted at the next Board of Directors meeting in August.

A motion was duly made and seconded to approve the tree planting policy to the Landscape Committee to review, and to membership for the 30-day review, to be adopted at the next Board of Directors meeting in August.

- Management tasked to obtain maintenance schedule from Bemus to present in Newsletter.
- Management instructed to not contact Attorney without prior authorization from the Board.

BUSINESS

A motion was duly made and seconded to adopt the Pet Policy drafted in May 2006.

NEXT MTG.

A motion was made seconded and passed to skip the July meeting.

The next meeting of the Board of Directors will be held on August 14th,2006

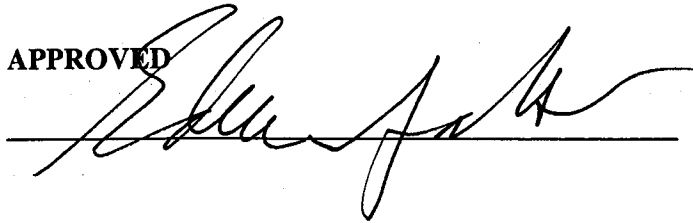
ADJOURN

There being no further business to discuss, Fred Burbank, President, adjourned the meeting at 8:30pm into Executive Session.

ATTEST

Respectfully submitted by,
Krista Parker, Seabreeze Management Company, Inc.

APPROVED



SECRETARY