

**BEAR BRAND RANCH COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

TUESDAY, MAY 5, 2009

*** * * MINUTES * * ***

NOTICE

Upon due notice given and received, the members of the Board of Directors for the Bear Brand Ranch Community Association held a Board Meeting on Tuesday, May 5, 2009 at 9:30 a.m. at the office of Progressive Community Management, Mission Viejo, California.

CALL TO ORDER

Ed Zalta, President, called the meeting to order at 9:30 a.m.

ATTENDANCE

Present: Ed Zalta, President
 Michael Berumen, Vice President
 Fred Burbank, Secretary
 Wayne Mertes, Treasurer
 Bill Schenck, Director

Other: Glenda L. Reid, CCAM, Progressive Community Management
 Craig Warner, 4 Lime Orchard

ADOPT AGENDA

The Board reviewed the agenda as presented. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association adopted the Agenda as presented. Approved: Unanimous.

PURPOSE

The purpose of the meeting was to discuss the budget, reserve study, and street repairs.

**HOMEOWNER
FORUM**

Craig Warner expressed his concerns over the serious traffic congestion at the lower gate entrance during the morning hours. The Board join him in his concerns and advised him of the effort underway to resolve the issue temporarily and permanently.

**STREET
REPAIRS**

Tom Kirk, WillDan Engineering, was unable to attend the meeting. The Board of Directors reviewed the proposals as provided by Tom Kirk for the common area street repairs. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved the lower bid with CSI Asphalt Contractor for a total reserve cost of \$216,725.30 and further approved a budget of \$420,000 to do as many street repairs as possible within the budget, with costs to be a reserve expenditure. Approved: Unanimous.

**OPERATING
BUDDGET**

The Board of Directors reviewed the operating budget draft and street repair expenses. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved a 20% increase to the monthly assessments based on the decision of completing common area street repairs in Phase I and to finalize the budget after receipt of the new reserve allocations as being prepared by Advanced Reserve Solutions. Approved: Unanimous.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 10:30 a.m. The next meeting will be held on Tuesday, July 7, 2009 at the offices of Progressive Community Management.

Signature _____ Date _____