

BEAR BRAND RANCH COMMUNITY ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

TUESDAY, OCTOBER 20, 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, October 20, 2009 at 6:15 p.m. at the office of Progressive Community Management, Mission Viejo, California.

CALL TO ORDER

Ed Zalta, President, called the meeting to order at 6:15 p.m.

ATTENDANCE

Present: Ed Zalta
Chad Covington
Tom Newell
Wayne Mertes

Other: Glenda L. Reid, CCAM, Progressive Community Management

Absent: Fred Burbank

**ORGANIZATIONAL
BOARD POSITIONS**

The newly elected Board of Directors discussed Board positions. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association appointed Ed Zalta, President; Chad Covington, Vice President; Fred Burbank, Secretary; Wayne Mertes, Treasurer; and Tom Newell, Director for the term 2009-2010. Approved: Unanimous.

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.

HOMEOWNER FORUM

Homeowner Forum was held during the Annual Meeting/Election.

CONSENT CALENDAR

The Board of Directors reviewed the Consent Calendar as prepared. The Board of Directors removed Item E – Reserve Study for discussion and approved the remaining items as presented. Upon motion duly made and seconded:

A) **Minutes - Resolved:** To approve the Regular Session minutes from the July 7, 2009 Board of Directors meeting as written.

B) **Financials - Resolved:** To approve the financial statements for the periods ending June 30, 2009, July 31, 2009, August 31, 2009 and September 30, 2009.

C) **Ratify/Approval Collection BB8612 – Resolved:** To ratify/approve the action consent without a meeting to send Account BB8612 to collection with Associated Lien Services (ALS) in accordance with the Association Delinquency Policy.

D) **Approval/Removal Playground Equipment – Resolved:** To approve the removal of the playground equipment in the common area along Old Ranch Road and not remove the basketball hoop/court due to potential liability risk.

Approved: Unanimous.

BUSINESS ITEMS

PEST CONTROL: The Board directed management to determine the potential and costs of expanding the contract for mole maintenance to include raccoons, opossums, and squirrels.

BRICK ENTRYWAY: The Board will be evaluating the potential of improving the aesthetics of the brick entry by cleaning and applying a plastic resin that would provide a “wet look” to the bricks.

RESERVE STUDY

The Board of Directors reviewed a proposal for a Reserve Study. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association denied the proposal as provided by Advanced Reserve Solutions for the preparation of a new Reserve Study since there was a recent study done in the past 4 months. Approved: Unanimous.

**EXCLUSIVE USE VERSUS
DEEDING OF COMMON
PROPERTY**

There was insufficient documentation to allow the Board to make a determination of exclusive use versus deeding of common property. The issue will be postponed until the next meeting.

**MEETING
SCHEDULE**

The Board of Directors reviewed the calendar for meeting dates in 2010. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved the following dates for Board meetings in 2010 – January 19, 2010, April 6, 2010, July 6, 2010 and October 19, 2010 (annual meeting and Board meeting). Approved: Unanimous.

SECURITY

The Board of Directors discussed the continuing security issues with the existing systems and manpower. The President announced that he had appointed Jack Goodrich as Chairman of Security with the objective of reviewing the current situation and various methods of resolving the issues faced by the membership as well as means of reducing costs. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association appointed Jack Goodrich as Security Committee Chairman. Approved: Unanimous.

**INSURANCE
RENEWAL**

The Board of Directors reviewed the insurance renewal for the Association. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved the renewal of the General Liability, Umbrella and Fidelity coverage with Berg Insurance with the exception of the Directors & Officers coverage for further comparison of competitive bids. Approved: Unanimous.

Resolved: The Board of Directors for Bear Brand Ranch Community Association delegated authority to Wayne Mertes, Treasurer, to review the competitive bids for Directors & Officers insurance coverage and approve. Approved: Unanimous.

**ADJOURN INTO
EXECUTIVE SESSION**

The Board of Directors adjourned into Executive Session to discuss a hearing/compliance matter regarding 5 Morning Dove.

**RECONVENE
REGULAR SESSION**

The Board of Directors reconvened into regular business session to discuss the non-compliance matter at 5 Morning Dove. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved to enforce a fine of \$2,000.00 for a second violation at 5 Morning Dove for utilizing the home for business purposes. Approved: Unanimous.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:30 p.m. The next regularly scheduled meeting will be held on Tuesday, January 19, 2010 at the offices of Progressive Community Management.

ATTEST

Signature _____ Date _____