

BEAR BRAND RANCH COMMUNITY ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

WEDNESDAY, APRIL 28, 2010

*** * * MINUTES * * ***

NOTICE

Upon due notice given and received, the members of the Board of Directors for the Bear Brand Ranch Community Association held a Special Board Meeting on Wednesday, April 28, 2010 at 10:00 a.m. at the office of Progressive Community Management, Mission Viejo, California.

CALL TO ORDER

Ed Zalta, President, called the meeting to order at 10:00 a.m.

ATTENDANCE

Present: Ed Zalta, President
Wayne Mertes, Treasurer
Tom Newell, Director

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

Absent: Chad Covington, Vice President
Fred Burbank, Secretary

PURPOSE

The Board of Directors met in Executive Session to discuss a collection matter.

**RECONVENE
REGULAR SESSION**

The Board of Directors discussed the Board decision resulting from the Executive Session. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved to request a recommendation from legal counsel regarding a renewed request by a homeowner to forestall foreclosure and accept a revised payment plan or to proceed with foreclosure. Approved: Unanimous.

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved to submit a revised Collection Policy to the membership for 30 day comment period as required by Civil Code modification to existing payment plan calls for increase in "late fees" from \$10.00 to 10% of monthly dues amount. Approved: Unanimous.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 11:00 a.m. The next regularly scheduled meeting will be held on Tuesday, July 6, 2010 at the offices of Progressive Community Management.

ATTEST

Signature _____ Date _____