

BEAR BRAND RANCH COMMUNITY ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

TUESDAY, JANUARY 19, 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 Board Meeting on Tuesday, January 19, 2010 at 9:00 a.m. at the office of Progressive Community Management, Mission Viejo, California.

CALL TO ORDER

Ed Zalta, President, called the meeting to order at 9:00 a.m.

ATTENDANCE

Present: Ed Zalta, President
Chad Covington, Vice President
Wayne Mertes, Treasurer
Fred Burbank, Secretary
Tom Newell, Director

Other: Glenda L. Reid, CCAM, Progressive Community Management
Two (2) Homeowners
Carol Jenkins, Boyd & Associates
Stephen Darden, Bemus Landscape

**HOMEOWNER
FORUM**

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 with the exception of removing Item H from the Consent Calendar for discussion in Executive Session due to the matter being contract review. Approved: Unanimous.

**SPEED
HUMP**

Mr. Nolet, owner of 10 Old Ranch Road, attended the meeting to discuss a request for reimbursement of a speed hump that he had installed in front of his home along Old Ranch Road. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association, after careful review of all matters, denied the request for reimbursement of costs incurred by Mr. Carl Nolet, Jr., owner of 10 Old Ranch Road, for the installation of a speed hump at his own request. Approved: Unanimous.

SECURITY

Carol Jenkins, Boyd & Associates, attended the meeting, to meet the Board of Directors and to discuss the overall guard services.

LANDSCAPE

Stephen Darden, Bemus Landscape, attended the meeting to provide an overall report for common area landscape maintenance. Stephen advised that Bemus Landscape was taking a more aggressive approach with gopher control.

STREET REPAIRS

The Board discussed the planning forward for Phase 2 of the street repairs. Wayne Mertes, Treasurer, was authorized to begin reviewing the budget and reserve study for this project.

CONSENT CALENDAR

- A. **Minutes - Resolved:** To approve the Regular Session minutes from the October 20, 2009 Board of Directors meeting as written.
- B. **Minutes – Resolved:** To approve for accuracy the Annual Meeting Minutes of October 20, 2009, which will be formally approved by the membership at the next regularly scheduled Annual Meeting in 2010.
- C. **Financials - Resolved:** To approve the financial statements for the periods ending October 31, 2009, November 30, 2009 and December 31, 2009.
- D. **Ratify/Approval Payment Plan BB8612 – Resolved:** To ratify/approve the action consent without a meeting for approved payment plan for payment of delinquent assessments for Account BB8612.
- E. **Ratify/Approval Improvement Agreement BB9307 – Resolved:** To ratify/approve the action consent without a meeting for the recordation of the Improvement Easement for Account BB9307.
- F. **Approve/Adopt 2010 Annual Calendar – Resolved:** To approve the 2010 Annual Calendar as presented.

- G. **Approve/Adopt Construction Hours Policy** – **Resolved:** To approve the construction hours policy as presented.

BUSINESS ITEMS

**CONSENT CALENDAR
ITEM H**

Discussion of Management Contract Addendum was removed from the Consent Calendar to be discussed in Executive Session for contract review.

COLLECTION

The Board authorized Management to review all collection matters to determine small claims action as needed.

**ADJOURN INTO
EXECUTIVE SESSION**

The Board of Directors adjourned into Executive Session to discuss collection updates, compliance matters and management contract.

**RECONVENE
REGULAR SESSION**

Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved the Management Contract Addendum with no increase for 2010. Approved: Unanimous.

Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved to waive the non-compliance penalty assessment of \$1,000.00 to Account BB9446 due to the matter being resolved. Approved: Unanimous.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 9:50 a.m. The next regularly scheduled meeting will be held on Tuesday, April 6, 2010 at the offices of Progressive Community Management.

ATTEST

Signature _____ Date _____