

BEAR BRAND RANCH COMMUNITY ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

WEDNESDAY, JULY 6, 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 Wednesday, July 6, 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
Wayne Mertes, Treasurer
Tom Newell, Director

Others: Glenda L. Reid, CCAM, Progressive Community Management
Keith Thomas, HOA Technology
Raymond Jackson, HOA Technology

Absent: Chad Covington, Vice President
Fred Burbank, Secretary

ADOPT AGENDA

The Board of Directors 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**

There were no homeowners present for Homeowner Forum.

**CONTROLLED
ACCESS**

Representatives from HOA Technology attended the meeting to discuss their proposal for a gate directory system for each entrance gate for the community. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved the proposal as submitted by HOA Technology for the installation of a gate directory system for a total gate reserve cost of \$17,267.06. Approved: Unanimous.

**PERIMETER
CONTROL**

The Board of Directors discussed and reviewed a proposal for the installation of surveillance cameras around the perimeter of the community. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved the proposal as submitted by Perimeter Security for the installation of surveillance cameras for a total contingency reserve cost of \$10,000.00, plus a quarterly operating maintenance cost of \$250.00 per quarter. Approved: Unanimous.

LANDSCAPE

There was no action required by the Board of Directors at this time.

ARCHITECTURAL

There was no action required by the Board of Directors at this time.

**CONSENT
CALENDAR**

The Board of Directors reviewed the Consent Calendar as presented. Upon motion duly made and seconded:

Resolved: The Board of Directors for Bear Brand Ranch Community Association approved the Consent Calendar as presented and attached hereto as Exhibit A. Approved: Unanimous.

BUSINESS

There was no new business to discuss at this time.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 10:00 a.m. The next regularly scheduled meeting will be held on Tuesday, October 19, 2010 at the offices of Progressive Community Management.

ATTEST

Signature _____ Date _____

BEAR BRAND RANCH COMMUNITY ASSOCIATION

CONSENT CALENDAR

JULY 6, 2010

- A. **Minutes - Resolved:** To approve the Regular Session minutes from the April 7, 2010 Board of Directors meeting as written.

- B. **Minutes – Resolved:** To approve the Special Meeting minutes from the April 28, 2010 Board of Directors meeting as written.

- C. **Financials - Resolved:** To approve the financial statements for the periods ending March 31, 2010, April 30, 2010 and May 31, 2010.

- D. **Advanced Technology/Operating Bank Change: Resolved:** To review for awareness the move from Sunwest Bank to Pacific Western Bank for the Association’s operating account, noting the new technological services available.

- E. **Adopt/Approval Revised Delinquency Policy – Resolved:** To adopt/approve the revised Delinquency Policy with the conclusion of the 30 day membership comment period.

- F. **Approval/Proposal Accurate Voting Services – Resolved:** To approve the proposal as provided by Accurate Voting Services for annual meeting services. The total operating expense is proposed at \$474.25 for services prior to meeting attendance and further services for any reconvened meetings, travel time, etc. to be charged as needed.

- G. **Approve Civil Action Account BB9404 – Resolved:** To approve to proceed with Swedelson & Gottlieb for civil action suit for BB9404 for delinquent assessments owed prior to foreclosure.

- H. **Approve 2002 Financial Purge - Resolved:** To approve to destroy the 2002 financial boxes with seven year retention agreement with Management.