

MARBRISA RANCH HOMEOWNERS ASSOCIATION

Minutes of the General Meeting – December 14, 2010

Glendale Christian Church

Board Members present: Paul Mason, Bill Wilkinson, Al Stockman, John Osselaer and Mark Gross

R & R Representatives: Betsy Retchin and Suzanne Millikin for R & R

- I. CALL TO ORDER: Paul Mason called the meeting to order at 7:00 p.m.
- II. APPROVE MINUTES: The minutes for June 8, 2010 Board Meeting were reviewed. Motion by Bill, Seconded by John. All in favor, motion carried.

III. FINANCIAL REVIEW:

As reported by Betsy Retchin. The balance in the accounts as of 11/30/2010 was \$76,112.84. The largest variance to the budget was for the water line item at (\$2,913.79) to date, which is in accordance with the water price increases during the course of 2010. Delinquencies are at \$8,088.91 and are being pursued by the Association in the most cost efficient manner possible. Legal action is not being considered due to cost factors involved and other recourses are being considered.

Al reported that water increases have been consistent over the past 2 years and should be addressed with landscaping options such as replacing turf with rock. However, no out of ordinary expenses were noted over the past year.

Motion by Al; Seconded by Bill. All in favor, motion carried.

IV. NEW BUSINESS:

- Roof Damage within the community:
 - i. Alfred Kan and Tyson Smith of Boral were present to establish that the original roofing materials are no longer being manufactured. This is leaving the option of harvesting insurance companies are requiring roofing contractors to harvest the existing roof tiles to areas where they are necessary and replacing the vacant area with tiles that do not match the existing roof structures. NOTE: Even if the existing roof tiles had been available due to the time of weather and aging the color palette would still not be consistent. The Board would prefer not to accept this option.
 - ii. Power washing was another suggestion put forth by the insurance companies and is NOT recommended by the manufacturer. It will void any warranty in place on the roofs and will cause damage in the future to the roof tiles due to the power washing away of the protective glaze which is present on the tiles.
 - iii. ONLY licensed roofing contractors who are willing and able to address claims with the insurance companies are recommended by the manufacturer and the association.

- iv. Another concern is the accessories for the roofs which also cannot be matched as well as the underlayment breaking due to the requirements of harvesting the tiles for use on other areas of the roof.
- v. Standards for Marbrisa Ranch Community Roofs:
 1. Uniform colors only which are consistent with the color palette options available from the builder at the time the community was developed;
 2. Concrete tiles in order to assure consistency and value of roofs within the community;
 3. The use of licensed and insured roofing contractors only to perform the replacements; and
 4. Choosing the color options presented by the Association in order to assure the most uniformed roofing repairs within the community.

OPTIONS:

TERRA COTTA; DESERT SUNSET; DESERT DRIFTWOOD; MARBLED TERRA COTTA; VERONA CLAY; and BAJA ROJO which are all color choices from the MonierLifetile line and available for review at www.monierlifetile.com. Should you opt to pursue another vendor for these products your roofing contractor should be able to refer you to another vendor to provide the pre-approved color choices in order to assure the uniform repair to your home's roof.

NOTE:

All other options other than those presented in order to best match the existing roof are to be presented to the Architectural Committee for consideration prior to any work commencing.

- Cody reported that the Insurance Damages within the community common areas:
 - i. Clean up after the storm damages entailed the use of twenty-six (26) workers over the course of two (2) days and are still in the process of final implementation.
 - ii. Replacements required for the community will be addressed at a walk-thru of the landscaping areas by the Board on January 21st at 8:00 am. While homeowners are welcome to attend we would ask that comments be made in writing for consideration in order to make this a timely endeavor.

I. Review Architectural Applications

- a. Robertson's paint color palette change – requesting additional colors be added per their preference; ***The addition of Graham Cracker (Primary Color) and Fairbanks Green (Trim Color) will be added to the pre-approved color palette for the community.***
- b. 5747 W Brown – Garage Door paint color; ***A request for submission of an architectural request has been forwarded to the homeowner.***
- c. 5721 Cannon – Address Plaque; ***A request for submission of an architectural request has been forwarded to the homeowner.***
- d. 9915 N 57th – Lot 95 – Mendoza – Gate; ***A request for submission of an architectural request has been forwarded to the homeowner.***

- II. Old Business
 - a. Vandalism in the Community;
 - b. 2011 Assessment five (5%) percent Increase – Per Article 6.3 (CC&R);
 - c. Brown Entrance: Installation of Palo Verde Trees (15 vs. 24 Gallon);
 - d. Park installation of tree in back corner;
 - e. Trash can moved – rear of park to front of park;
 - f. Curbing in common area (park, btwn lots 204/203) is raising due to tree root growth;
 - g. Landscape Walk – Thru scheduling; (Friday, January 21, 2011 at 8:00 am)
 - h. Water use report review
 - i. Granite replenishment installation at entrances

III. Open Forum

Landscaping:

- ❖ Rain Key to assess timers within the park as watering is still occurring in the AM hours;
- ❖ Over seeding was not performed due to the application of Nut Grass Sage treatment. The treatment of dandelions is ticked for the upcoming weeks as well;
- ❖ Options for landscaping will be considered during the upcoming landscape walk-thru by the Board.

Unapproved pool shade structure still not in compliance – Will be re-addressed to Homeowner for attendance with a deadline for completion of January 31, 2011.

IV. Schedule Next Meeting – March 9, 2011 at 7:00 pm

V. Adjournment to Executive Session at 8:40 pm