

MARBRISA RANCH HOMEOWNERS ASSOCIATION

Minutes of the General Meeting – March 9, 2011 Glendale Christian Church

Board Members present: Paul Mason, Bill Wilkinson, and Al Stockman

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

- I. CALL TO ORDER: Paul Mason called the meeting to order at 7:03 p.m.
- II. APPROVE MINUTES: The minutes for December 14, 2010 Board Meeting were reviewed. Motion by Bill, Seconded by Al. All in favor, motion carried.
- III. FINANCIAL REVIEW:

As reported by Al Stockman. The balance in the accounts as of 2/28/2011 was \$68,091.33. SMB Operating Account (\$23,450.77); Vanguard Account (\$33,814.34); and SMB Reserve Account (\$10,826.22).

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

IV. NEW BUSINESS:

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| ▪ Landscape Walk-Thru Quotes for consideration | 8-11 |
| i. Greenparti Quote; and | 12-14 |
| ii. Rainkey Quote | 15-16 |

The Board did not have an opportunity to join the walk-thru and does not wish to proceed with all items until they have had an opportunity to do so. However, they wish to proceed with the following items pending revised quotes for review and approval:

- * *Placement of tree in the corner of park area – 24” box (Bottle / Eucalyptus / Mesquite);*
- * *Curbing breaks damages in park area – removal of damaged curbing and new installation;*
- * *Remove and reinstall trash can from back area of park to Ramada area of park;*
- * *Remove rear picnic table and pad in rear corner of park area; and*
- * *Placement of 24” box Palo Verde trees at entrance on Brown and 59th Avenue.*

- Allowable Time Line for home repair completion due to storm damage

Insurance company’s time line for repairs of this nature are for a two (2) year time span and the Board does not wish to deviate from this time line. However, notification on garage door replacement painting will be addressed in the upcoming Newsletter.

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| ▪ Color Palette adjustments | 17-24 |
| i. Graham Cracker (Primary) & Fairbanks Green (Trim); | 17 |
| ii. Maple Butter (Primary) & Imperial Sand (Trim); and | 18 |

- iii. Desert Dawn (Interior Color) which is not recommended for exterior application due to fading.

All colors are approved, the interior color vs. exterior color will be addressed with Dunne Edwards and a mock up of a Pop-Out scenario will be created for Board review and consideration at the upcoming June meeting of the Board.

- Landscape Requirements – As Adopted 9/17/1993 (Do not establish specific plantings for the front lot (ie – 2 – 15 Gallon Trees / 3 – 5 Gallon Shrubs) 25-27

The CC&R and Design Guidelines do not allow for specific requirements as to plant quantity and placement within the front lots and the Board does not wish to alter this decision at this time. However, hard scape requires pre-approval and granite is not to be white. Recommended and Municipal requirements should be viewed prior to installation of any landscaping.

V. Old Business

- Roofing tile replacement criteria has been added to the website;

28

Was addressed and posted onto the Website for Homeowner and Contractors review.

- Brown Entrance: Installation of Palo Verde Trees (15 vs. 24 Gallon);

Addressed previously, reference above.

- Granite replenishment installation at entrances

Tabled till June Meeting.

VI. Open Forum

Homeowner who abuts to Mountain view is concerned with the removal of trees previously in the common area at the rear of her residence due to the storms over the previous years. She was instructed to contact R & R to address her particular address and follow up will occur.

Storage shed requirements were addressed to homeowners by the Board in that all sheds should be below the fence line or if not an option then an architectural request should be submitted. Forms on the web-site or by contacting R & R and requesting.

- VII. Schedule Next Meeting – ANNUAL for ***June 8, 2011*** (Wednesday)
{Church has requested NO Meetings on Tuesday}

- VIII. Adjournment to Executive Session at 8:33 pm