

**Marbrisa Ranch Board of Directors General Meeting
Wednesday, September 14, 2011
Glendale Christian Church
7:00 PM**

**MARBRISA RANCH HOMEOWNERS ASSOCIATION
MEETING MINUTES**

- I. Call Meeting to Order: 7:05 PM**
- II. Review & Approve June 8, 2011 Meeting Minutes 2**
Motioned by Bill, 2nd by Al – Motion Carried
- III. Financial Report 3**
- a. Income & Expense 3**
 - b. Balance Sheet 4-5**
- As reported by Al Stockman. The balance in the accounts as of 8/31/2011 was \$69,005.83. SMB Operating Account (\$22,981.37); Vanguard Account (\$33,823.35); and SMB Reserve Account (\$12,201.11).*
- Al relayed that the Association is in-line with funds and doing their best to curb costs. Future water rate increases need to be considered in preparing upcoming budgets for approval.*
- Granite installation in lieu of grass for incline area(s) of the common area(s) is to be researched and quoted for Board consideration at next meeting. City of Glendale to be contacted for possible grants available to communities pursuing this water conservation effort.*
- Motioned by Bill, 2nd by Al – Motion Carried*
- IV. New Business**
- a. Landscape Quotes for consideration: Bid Comparison & Specifications 6-10**
 - i. Oleander’s Landscaping 11-18**
 - ii. Apache Scapes Contract; 19-27**
 - iii. Caretaker Contract; 28-48**
 - iv. Somerset Landscape Maintenance Contract; and 49-55**
 - v. Rainkey – Current Contract 56-64**

Contract awarded to Apache Scapes effective 10/15/2011. Rainkey termination letter to be sent immediately with 30 day notice.

- b. Installation of missing trees (Lot 83) 65**

Previous approval was granted by Board for one (1) 15 gallon tree in this area. Homeowner is requesting two (2) larger trees and is willing to assist in the purchase/installation costs. Quotes for larger box trees being obtained to present to Homeowner for consideration.

c. Tree pruning quote for community **66**

Tabled till December Meeting.

d. Landscaping issues within the community **67-68**

Discussed pruning (natural standards) is not being met within the common areas of the community by the current landscaper. Requirements will be clarified with the new vendor, Apache Scapes, in order to assure upkeep is at an optimum for the common area(s) of the community.

e. Irrigation Repairs (Quotes) **69**

Quotes provided. However, specifics were not provided for areas that require repairs. Requesting specific information from Rainkey (current vendor) in order to assure irrigation repairs are handled in a timely manner.

V. Old Business

a. Color Palette adjustments – Review of Package - Dunne Edwards Book

i. Maple Butter (Primary) & Imperial Sand (Trim) [Pending inclusion into Dunne Edwards Color Palette Book]; and

Samples provided by Dunne Edwards for comparison to residence with current colors and upon confirmation insertion into the color palette book for community's pre-approved colors.

ii. Bump Out Options from Dunne Edwards

Additional information required in order to render a decision:

- * What color schemes do the suggested colors coordinate with?*
- * What defines a Pop-Out?*
- * Please view current residence with Pop-Out installation completed?*

VI. Open Forum

Brain Nguyen Letter

Read and discussed the landscaping aesthetics within the common areas of the community. This will be addressed with the new landscaping vendor.

**VII. Schedule Next Meeting – General Wednesday, December 7, 2011
{Church has requested NO Meetings on Tuesday}**

VIII. Adjournment to Executive Session: 7:00 pm