

MARBRISA RANCH HOMEOWNERS ASSOCIATION

Minutes of the Board of Directors Meeting – September 15, 2009

Glendale Christian Church

Board Members present: Paul Mason, Al Stockman, Bill Wilkinson, 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 7:00p.m.
- II. APPROVE MINUTES: The minutes for June 9, 2009 Board Meeting were reviewed. Motion by Bill, Seconded by Al. All in favor, motion carried.
- III. FINANCIAL & BUDGET REVIEW:
 - Installation of gravel in lieu of grass in order to offset water fees may be a consideration for the Association at a later date;
 - 19 Homeowners are 90 days or more delinquent; and
 - Budget reviewed and approved for 2010 as submitted
- IV. NEW BUSINESS:
 - Landscape Report: Presented by Cody of Rain Key Landscaping
 - Pruned shrubbery closest to 59th Avenue as they were top heavy and full of debris. Interior shrubbery were left alone, Hard cut back to cure shall be performed in the spring for shrubbery as necessary.;
 - Natural vs. Shaped pruning
 - i. Still natural even though cut back appears to be pruned which allows for a cleaner look and allows for height adjustments;
 - ii. City of Glendale recommends every other plant be cut back twice annually;
 - iii. Water will be cut back as Bermuda goes dormant, late September, when the temperatures fall below the 100° mark in order to alleviate burning of the grass;
 - iv. No scalping to be performed which will cause the grass to go dormant after approximately 3 weeks.
 - v. No overseeding in the park in order to treat the nut grass.
 - BBQ Replacement: Removal of the broken BBQ and adjustment of placement of other BBQ within the park area to be quoted and submitted to the Board for approval;
 - Collections – Transfer of accounts from Key Collection Agency to Carpenter Hazelwood Contingency Program approved by Board and will be implemented for all accounts that have no activity at Key Collection Agency;
 - New color palette book for review (R & R to present) approved as submitted and submission to the web site shall occur from Dunn Edwards link.
- V. OLD BUSINESS:
 - Landscape Walk Thru – Previous walk thru approved pruning and completed for community;

VI. OPEN FORUM:

- Landscaping
 - i. weeds in rocks: partially caused by Oak seeds dropping
 - ii. 59th Avenue plants encroaching onto sidewalk and growing into each other;
 - iii. Parasites in common area plants removed and treated;
 - iv. Selective and Renewal pruning to be addressed this spring thus allowing for improved aesthetics; and
 - v. Board landscaping walk thru to be scheduled prior to spring pruning.
- Light Pole at the NEC of Mountain View and 58th Drive is out – Cody of Rain Key to provide pole number and address in order for submission to the City of Glendale to attend to.
- Collection recommendation letter submitted by John Osselaer and read by Board for consideration;
- Collections procedures to be henceforth handled as follows:
 - a. Demand Letter
 - b. Lien after 2 assessment payments missed
 - c. Transfer to collection agency, Carpenter Hazelwood Contingency Program
 - i. Any collection arrangement of greater than 90 days which requires the necessary \$155 processing fee shall be deducted from the initial Homeowner' payments rather than remitted by the Association.
 - ii. Pre-approval to have collections waive fees as follows:
 - 1. 50% of late fees; and
 - 2. 50% of fines, contingent upon violation being cured by Homeowner prior to the waiving of same.

VII. SCHEDULE NEXT MEETING for Tuesday, December 8, 2009 at 7:00 p.m.

VIII. ADJOURNMENT at 8:02 pm.