

Agenda - Board Meeting - The Estates at Cienega Creek Preserve
Rincon Valley Fire Department - September 10, 2007 – 6:30pm

6:35 Meeting called to order by Mr. Palakovich

Attendance:	Director Present	Director Absent
Mr. Palakovich	X	
Mr. Sanchez	X	
Mr. Finlayson	X	
Ms. Hernandez	X	
Mr. Shannon (<i>resigned</i>)	X	

A Quorum is established: **Yes**

Review and accept Minutes of June meeting

- Motion to accept the minutes for the June 2007 meeting was made by Mr. Sanchez with the correction to the financials as attached. The motion was seconded by Mr. Finlayson and passed unanimously.

Accept email resignation of Frank Shannon

- Motion made to accept resignation of Mr. Shannon by Mr. Finlayson seconded by Mr. Sanchez passed by unanimous vote.
- Motion made by Mr. Finlayson to appoint Mr. Dennis Elley to fill out Mr. Shannon's term which expires in November 2009, seconded by Mr. Sanchez and passed unanimously.

Status of Board Members

- Terms expiration
- Commitment to continue as a Director
- Ms. Hernandez resigned from the Board at this time and a motion was made by Mr. Sanchez to accept her resignation and appoint Mr. Nick Spears to fill out the remainder of Ms. Hernandez's remaining term. Expiring in November 2008, seconded by Mr. Finlayson, and passed by unanimous vote.
- Mr. Palakovich resigned from the Board at this time and a motion was made by Mr. Sanchez to accept the resignation and to appoint Mr. Richard Lelivelt to fill out the remainder of Mr. Palakovich's term expiring in November 2009, seconded by Mr. Finlayson, and passed by unanimous vote.

Announced newly assigned Adam LLC Association Manager – Ken Moyes

- A suggestion was made by Mr. Spears that any losses we incurred because of Adam LLC failure to perform with the past Manager should be reimbursed to us from the Monthly management fees paid to Adam LLC.

Project to recover records from prior developer appointed association manager

- Demand made by certified mail on builder (Canoa Builders) and Mark Jaffee (past president ECCP HOA) and Secretary of Canoa Builders for association records including a financial accounting at turn over of Association to members.
- Documents from prior Association Manager unavailable
 - Financials do not represent historical funds movement (receipts and payments)
 - Attorney assistance on records retrieval
 - Board deferred a decision on this matter until the new Board meets in a full session.

Landscape and property cleanup

- Low bid accepted from Northwestern to cleanup designated areas and to spray pre-emergent. Work began September 7th.
- A suggestion was made to remove Ramadas on Madrona side as they only pose a liability risk and no one person has spoken in favor of them. Mr. Spears said he would be willing to take the Ramadas away.

Monument Project

- Discussion on placement and design was made noting that there is no available common area to place monument but with approval of property owner it could be placed on patio wall of lot #1.

Establish date for next Board meeting

- A date for the next Board meeting was not established.

Adjournment of Meeting

- Mr. Sanchez mad a motion to adjourn, Mr. Finlayson seconded, and the motion passed unanimously at 8:00PM.

**THE ESTATES AT CIENEGA CREEK PRESERVES HOMEOWNERS
ASSOCIATION
Monthly Board of Directors Meeting
Date June 6, 2007
MINUTES**

**I. Call Meeting to Order (6:30 pm)
Roll call**

Directors present

**Ed Palakovich
Amal Hernandez
Mac Finlayson
Bob Sanchez
Frank Shannon**

Director's absent

Management Representatives

Mike Dorava -

Quorum

A Quorum was present to hold an official meeting

III. Treasurer's Report:

Treasurers' Report	April	Y-T-D
Total Income	424.54	4584.21
Total Expense	1231.52	4490.78
Difference	(806.98)	93.43
Account Balances:		
US Checking	9431.96	
US SAVINGS	1303.18	
		10735.14
		29,135.77
Delinquent Fees	946.57	1894.20
Over 30 Days	0.00	
Over 60 Days	947.63	
Over 90 Days	0.00	

Modification based on May 31, 2007 financials.

Ed Palakovich approved the Treasurer's report seconded by Bob Sanchez and approved by all.

Committee Report

Ed Palakovich introduced Mike Dorava and as the new HOA Manager and "A.D.A.M.", LLC as the new Management Company.

Mac Finlayson and Bob Sanchez reviewed the following updates with the homeowners:

- 1. "Indigenous Solutions" submitted a bid for the Landscape and Maintenance of the common areas.**
- 2. Bob and Mac met with Mr. John Shorbe of "Canoa Homes" to discuss removal of construction debris, grading of the construction easements, and obtaining funds in which to use for the construction of a monument at each of the entrances of the community.**
- 3. The result of this meeting was that much of the debris was removed, \$1600.00 was received from the builder to be used for construction of the monuments, and a construction easement was graded along the front entrance.**

Mike Dorava explained the violation letters, the process by which they are created, and the time frames in which inspections take place.

New Business

Grading performed by “Canoa Homes” resulted in debris piles to be spread out and ground into the easement instead of being properly cleaned-up.

Discussion of the possible encroachment by “Tenajas Homes” with respect to the North face of Lot #10.

Mike Dorava to obtain additional bids for landscaping of common areas; landscaping needs reviewed.

Discussion of Monument construction with the consideration that homeowners whom might wish for an upgraded version may submit additional funds necessary to do so.

Discussion of creation and approval of a list of desert vegetation which homeowners may plant without submission of an Architectural Request Form.

Discussion of creation of community directory; information to be given on a voluntary basis.

Discussion of drainage ditch between lot #'s 2 and 3

Discussion of violations including, but not limited to, weeds, R.V.'s and Boats

Adjournment at 8:15P.M.. Ed Palakovich motioned to adjourn seconded by Bob Sanchez and approved by all. Next meeting to be determined at a later time.