

Agenda - Board Meeting - The Estates at Cienega Creek Preserve
Rincon Valley Fire Department - October 15, 2007 – 6:30pm

6:30 Call meeting to order

Attendance:	Director Present	Director Absent
Mr. Elley	X	
Mr. Sanchez	X	
Mr. Finlayson	X	
Mr. Lelivelt	X	
Mr. Spears	X	
A Quorum is established:	Yes	

Meeting called to order at 6:31 PM

- Review and accept Minutes of September Board meeting
Motion to accept minutes by Mr. Sanchez – passed unanimously

- Appointment of President, Treasurer and Vice President
Motion to elect Mr. Lelivelt Treasurer by Mr. Sanchez – passes unanimously
Motion to elect Mr. Elley President by Mr. Sanchez – passes unanimously
Motion to elect Mr. Spears Vice President by Mr. Sanchez – passed unanimously

- Approval of 2007-2008 Budget
Motion by Mr. Lelivelt to table budget approval until next Board meeting, allowing for further review from Mr. Lelivelt, Treas. – passed unanimously

- Arizona Corporate Commission records update-status
Mr. Moyes, community manager, reported that the annual report had been re-submitted with the corrected address. Confirmation was received from the State and the State web site is pending an update on the status.

- Pima County Tax Assessor records for common areas-update status
Mr. Moyes, community manager, reported that an address update had been submitted to the Assessor with a corrected address. Confirmation was received from the Assessor and the Assessor web site is pending an update on the status.

- Board Resolution to close Wells Fargo account from prior management company
Mr. Sanchez made a motion to close the Wells Fargo Bank checking account and move the funds into the primary account – it passed unanimously. Mr. Moyes was directed to create a resolution for execution to be presented to Wells Fargo.

- HOA Receivables-status of progress
Each Board member was provided with n owner aged delinquency report.
Mr. Moyes was instructed to remove late fees from all properties so assessed.

- Discussion on possibly removing the Ramada's-posting signs for no trespass

It was decided to mail a questionnaire to the members to determine the membership desires regarding action on the two ramadas. – Mr. Lelivelt indicated that he would do the mailing.

- Status of current Insurance coverage and costs
The current insurance limits and premium were reviewed by the Board.
Mr.Lelivelt requested a copy for the insurance certificate to obtain a quote for coverage.
- Landscaping Bids – status
Discussion ensued for the acceptance of a monthly service landscape contract – two bids were reviewed (Indigenous and Northwest landscaping companies). The consensus was unanimous to award the bid to Northwest Landscape. Mr. Moyes was instructed to obtain a finalized contract from Northwest for execution.
- Monument project – status
Discussion ensued about a monument. The issues are complicated, as the monument will need to be placed on private property, requiring easements and a possible modification of the Plat – no decision reached, as more research needs to be done.

New Business

- No Trespassing Signs were introduced as new business. A motion was made to acquire such signs for Board self-installation in common areas, by Mr. Finlayson – passed without objection. Mr. Moyes to obtain the wording for the signs.
- Code of Conduct
A proposed Code of Conduct was distributed among the Board members for review and later discussion with passage for a binding Code of Conduct to be adopted for Board members for current and future Boards.
- Discussion on publishing Board minutes; allowing requests to be filled by email
Tabled due to time restrictions
- Need to have monthly data published and sent to Board members (burn to CD)
Tabled due to time restrictions
- Website with posting of data for Homeowners & Board
Tabled due to time restrictions
- Establishing Monthly Board Meeting Schedule
Tabled due to time restrictions

The Board throughout the meeting accepted questions and comments.

November 12th was agreed upon as the date for the Next Board meeting.

Adjournment: Mr. Sanchez motioned to adjourn – passed without objection – at 8:08 PM