

Minutes - Board Meeting - The Estates at Cienega Creek Preserve
Rincon Valley Fire Department – June 16, 2008 – 6:30pm

Meeting called to order by Mr. Sanchez at 6:31pm

| Attendance: | Director Present | Director Absent |
|----------------------|------------------|-----------------|
| Mr. Elley – 2009 | X | |
| Mr. Sanchez – 2008 | X | |
| Mr. Finlayson – 2010 | X | |
| Mr. Spears – 2008 | | X |
| Quorum established? | Yes | |

Questions / Comments from Members- 10 minutes

- No questions or comments made

Minutes from the April 21st and May19, 2008 Board meetings were unanimously approved.

Reports- 35 minutes

Treasurer's report

- Balance Sheet showed a total of \$25k as of the end of May. Expenses were within budgeted amounts. Assessment Income is behind about \$2.5k YTD and is approximately equal to current receivables due.
- Our management company has been asked to contact those Homeowners who are behind on their payments and provide the Board with details. Appropriate letters will then go out to past due accounts with request for payment.
- Our HOA books were examined in June and were found to accurately reflect the financial status of ECCP as of December 31, 2007.

President's report

- A cost estimate was obtained from Indigenous Solutions for the next phase of Landscaping to include: decorative rock on Manhead and Heart Break Ridge, additional plantings at both entrances to the property including more rip rock to keep existing landscape material intact and off the roadways. A total of \$5.4k was approved by the Board to cover the cost, with \$1.7k to be spent immediately to cover work for both property entrances. The balance of \$3.7k for decorative rock is expected to be authorized and completed within the next month or so, pending a review of past due Assessment Income.
- A discussion was had about our current landscape maintenance contract with Northwest, concerning condition of our property, i.e. trash, weeds, irrigation system and monthly cost. Mr. Elley stated he had obtained a favorable verbal quote for maintenance from Indigenous Solutions and considering the quality of the work they had done so far recommended that we change. The Board agreed and unanimously voted to have the change made upon signing of a new contract with Indigenous and termination of the existing contract with Northwest upon required notice. To be effective by August 1st.

Secretary's report

- No new items to report

Architectural/Landscape Chair Report

- No new items to report

Manager's Report

- Community Tour Report
- Follow-up being done with Pima County Assessor's office with issue on a portion of our common property being incorrectly assessed.

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Old Business- 30 minutes

- Reserve analysis – Approval was unanimously given by the Board to accept the attached Reserve Analysis done by Mr. Sanchez and to transfer \$6.5k from the operating account to the reserve account, representing allocated funding for the years 2004-2007. This will bring our financial position up-to-date with a fully reserved account for future capital needs.
- Barking Dogs-a discussion about some language to be posted on our website was had to help guide new or existing homeowners who might leave dogs outside their home that create a disturbance for their neighbors.

New Business- 15 minutes

- No new items

Next meeting – September 15th, 6:30pm, RVFD

Meeting was adjourned at 7:24pm