

MINUTES
The Estates at Cienega Creek Preserve Community Association
2012 ANNUAL MEETING

December 10, 2012

Rincon Valley Fire Department

CALL TO ORDER

Bob Sanchez called the Annual Meeting of the Estates at Cienega Creek Preserve to order at 6:30 p.m.

ROLL CALL

Donald Finlayson 2013	Present
Frank Shannon 2014	Present
Bob Sanchez 2012	Present
Jim Matczynski 2014	Present

PROOF OF CALL

Kim Kelly of Adam LLC stated that the meeting notices and ballots were mailed to all property owners on November 19, 2012.

ESTABLISHMENT OF QUORUM

A quorum of 15% of the homeowners was present.

WELCOME AND INTRODUCTIONS

All current Directors were present.

READING AND APPROVAL OF THE 2010 ANNUAL MEETING MINUTES

Motion by Bob Sanchez was made to waive reading of minutes and to approve the minutes as submitted with a second by Donald Finlayson. Motion carried.

TREASURER'S REPORT FOR 11 MONTHS

Bob Sanchez reported on Income/Expenses and the Balance Sheet for 11 months of 2011. Motion was made by Mac Finlayson to accept report as presented and seconded by Frank Shannon.

A motion was made by Mr. Sanchez to approve the 2013 HOA Budget that was presented and reviewed by the Board. Mr. Shannon seconded the motion which was unanimously accepted by the Board.

COMMITTEE REPORTS

ARCHITECTURE: Mac Findlayson stated that homeowners should be mindful of any roof coating work done especially with patio roofs that are visible to other homeowners and need to be done in Tan not white. Also, exterior color changes have to be approved by the ARCH committee. A letter will be sent by the Board to all Homeowners reviewing the approved color choices.

LANDSCAPING: Our Landscape company was changed in October to "Complete Landscaping". An initial cleanup was done with ongoing Bi-Monthly visits commencing from then.

ELECTION OF NEW BOARD DIRECTOR

- A. Slate was presented and introduced. One candidate was running for election, Laura Bohling.
- B. Teller was appointed from the membership in attendance to count the ballots.
- C. Election – 11 ballots were submitted.
- D. Laura Bohling was elected to the Board and will serve a 3-year term.

NEW BUSINESS

Plans for 2013 include additional landscape work at both entranceways and work to repair and paint Exterior of wall on Colossal Cave Road. Homeowners will be offered pricing to have the Interior sections of their walls done at their option. Current list of ECCP Capital Items include Ramada's, Exterior of perimeter wall facing Colossal Cave Road, Trails, Railings, the Irrigation System at the Heart Break Ridge culvert, and Mailboxes.

Mr. Sanchez was retiring from the Board as of year-end and was thanked by the Board for his six years of service.

Next years Board Meetings will be on February 4, May 20, September 23, with the Annual meeting scheduled for December 9.

ADJOURNMENT

Bob Sanchez made a motion to adjourn the meeting at 7:00 p.m. Donald Finlayson seconded the motion and it was carried.

Frank Shannon - President

Mac Finlayson - Vice-President

Jim Matczynski - Vice-President

Robert Sanchez - Secretary/Treasurer