

MINUTES
The Estates at Cienega Creek Preserve Community Association
2008 ANNUAL MEETING

December 15, 2008

Rincon Valley Fire Department

CALL TO ORDER

Bob Sanchez called the Annual Meeting of the Estates at Cienega Creek Preserve to order at 6:45 p.m.

ROLL CALL

Dennis Elley (3yr) 2009	Present
Donald Findlayson (3yr) 2010	Present
Bob Sanchez (2yr) 2008	Present
Nick Spears (2yr) 2008	Present
Open (3yr) 2009	

PROOF OF CALL

Paul Gready of Adam LLC stated that the meeting notices and ballots were mailed to all property owners on November 20, 2008.

ESTABLISHMENT OF QUORUM

A quorum of 15% of the homeowners was not present. A property owner made a motion to adjourn that was seconded and a unanimous vote was made to approve the motion. This was done pursuant to Article II Section 5 of the Association Bylaws, the meeting was adjourned and the members present conducted the business of the scheduled meeting.

CALL TO ORDER

Pursuant to Article II Section 5 of the Association Bylaws, Bob Sanchez called the meeting to order again with the members present to conduct the business of the scheduled meeting.

WELCOME AND INTRODUCTIONS

All current Directors were present.

READING AND APPROVAL OF THE 2007 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 Dennis Elley. Motion carried.

TREASURER'S REPORT FOR 11 MONTHS

Bob Sanchez reported on Income/Expenses and the Balance Sheet for 11 months of 2008. Motion was made by Mac Findlayson to accept report as presented and seconded by Dennis Elley.

COMMITTEE REPORTS

2009 BUDGET: Was submitted for review and a motion was made to approve the Budget for 2009. Motion unanimously carried.

ARCHITECTURE: Mac Findlayson stated that homeowners need to 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 and not white. Also, exterior color changes have to be approved by the ARCH committee.

LANDSCAPING: Dennis Elley reviewed work done in 2008 that amounted to \$22.8k and was detailed in the 10/20/08 Board Meeting minutes. Of this amount, \$2.9k will be spent in 2009 for 28 tons of decorative rock that will be placed on Madrona Station. Other projects for 2009 include, painting the railings on Heart Break and Manhead, possibly planting additional larger cactus at each entranceway with some stonework.

GARBAGE COLLECTION. Nick spears reported that he had worked out a tentative agreement with Saguaro for reduced rates and would forward the agreement to the Board for review.

ELECTION OF NEW BOARD DIRECTOR

- A. Slate was presented and introduced. No candidates were on the slate but one candidate was nominated by submitted nomination form-Frank Shannon
- B. Teller was appointed from the membership in attendance to count the ballots.
- C. Election – 6 ballots were submitted.
- D. Frank Shannon was elected to a 3-year term.

NEW BUSINESS

A motion was made by Dennis Elley to consider a request by Mr. Sanchez that he would continue on the Board by appointment, to fill the Open Board position that expires at the end of 2009 (As previously approved at the 10/20/08 Board meeting the Board voted to reduce itself to four members with the expiration of the position held by Mr. Spears at the end of 2008). The Motion to appoint Mr. Sanchez to fill the remaining term of the 2009 Open Board position was unanimously accepted.

QUESTIONS AND ANSWERS FROM THE MEMBERSHIP

A question as to whether Board meetings could be scheduled on another day other than a Monday was made.

A question was asked if anyone would be willing to volunteer to help setup a Neighborhood Watch Program through Pima County.

ADJOURNMENT

Bob Sanchez made a motion to adjourn the meeting at 7:33 p.m. Donald Findlayson seconded the motion and it was carried.

Dennis Elley - President

Bob Sanchez - Secretary/Treasurer