

Minutes - Board Meeting - The Estates at Cienega Creek Preserve
Rincon Valley Fire Department – October 20, 2008 – 6:30pm

Meeting called to order by Mr. Sanchez at 6:29pm

Attendance:	Director Present	Director Absent
Mr. Elley – 2009	X	
Mr. Sanchez – 2008	X	
Mr. Finlayson – 2010	X	
Mr. Spears – 2008	X	
<i>Open - 2009</i>		

Quorum established Yes

Questions / Comments from Members- 10 minutes

- Condition of weeds and upkeep of property at 14463 Madrona Station was brought up as needing attention. Violations had been issued follow-up is needed with owner.
- The Boundary wall on Madrona Station needs to be checked to see if it is within the homeowner's property. Mr. Findlayson said he would look into it.
- Some concern was expressed over inaccurate late fees. Mr. Maguire from ADAM said he would look into it for the homeowners who had indicated it to him.

Minutes from the June 16, 2008 Board meetings were unanimously approved.

Reports- 35 minutes

Treasurer's report

- Balance Sheet showed a total of \$21.4k as of the end of September. Expenses were within budgeted amounts. Assessment Income is behind about \$1.2k YTD and is approximately equal to current receivables due.

President's report

- Status of landscaping to-date: In April the first phase of work began with plantings and rip rap at the entrances, decorative rock on Heart Break Ridge bridge and at the end of Manhead Lookout, rip rap and rock at the Ramada's-cost was \$13.8k. In June, additional plantings were placed at entrances for \$1.8k. In July, due to the monsoons, additional work had to be done at the entrances adding more riprap for \$3.5k. The Board was asked to approve the final phase of decorative rock on Manhead Lookout and a small portion at the cul-de-sac on Heart Break Ridge for \$3.7k. The Board unanimously approved this expense. The total expense will amount to \$22.8k when this final work is completed.

Secretary's report

- Preparation for the December Annual meeting is underway. Mr. Sanchez made a proposal and motion to eliminate one of the five Board positions by allowing its term to expire at year-end thus making the Board four positions going forward. The Board unanimously adopted this motion. As such one Board position will be up for election in December. Mr. Sanchez indicated that he would be willing to accept appointment to the open position in December when his term expires. The Board would consider that at the Annual meeting when his term expires.

Architectural/Landscape Chair Report

- No new requests have been submitted. It was noted that according to the CC&R's any Architectural or Landscape work must have forms filed with the HOA. This includes the addition of a Pool or Spa, structures and plantings. There are no time

limitations on when the HOA will cite homeowners who are currently in violation of the CC&R's. It was stressed by ADAM that fines can be imposed and violators will be brought to hearings and to court if necessary to enforce the CC&R's. This would include violations for weeds, RV's and landscape issues.

Manager's Report

- Community Tour Report
- Pima County Assessors office – Common area A now listed as such.
- Vail water – Back flow inspection – no report work in progress.

Old Business- 30 minutes

- Decorative rock on Manhead and Heart Break Ridge for \$3.7k. Unanimously approved by Board.
- Mr. Spears is looking into a common Garbage Collector for our HOA. He hopes to have details on cost and participation requirements that can be acceptable to our homeowners and will report on it as soon as possible.

New Business- 15 minutes

- Property off the end of Manhead Lookout is for sale by owner. It includes five lots that the owner intends to subdivide and have spec homes built with removal of the trailer homes that are currently there. Our HOA needs to look into this and be aware of the impact access might have on Manhead. The Board is asking if any homeowner would be willing to volunteer to cover this issue by finding out more details and what if any involvement our HOA could take to monitor the project and insure that our interest are protected. Please contact one of our Board members to sign-up.

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

Meeting was adjourned at 8:09pm