

Board of Directors Meeting Minutes June 11, 2009

Present: Susanne Cotty, John Gray, Vicki Kalen, Susan Luebbermann, Bill Read, Rob Reynolds, John Tierney. Absent and excused, Lamarshell Karnas, Gib Raymond.

Welcome Susan Luebbermann as our new secretary.

She has agreed to serve until the next election of board members.

Approved.

Review and approval of May 2009 minutes

Approved.

Treasurer's Report

Review of accounts

Bank of America \$ 2,521.94

Capitol One MM \$15,876.22

Total \$18,398.16

ACC annual report filed and dues of \$10 just paid but not reflected as having been paid in the 2nd quarter

There are no outstanding construction deposits.

Lot 50--Killian past due account--no change.

Approved

Audit Committee report.

Audit report for second quarter presented and approved.

Old Business

Stratford Management deemed to be the best of the companies reviewed by the board. It was noted that nearby Rancho Sin Vacas homeowners association employs this company. The board strongly believes that the neighborhood would be best served by hiring homeowners association management professionals to keep the business of CAT#8 on track. The board further believes that--given the structure of the board, the lack of continuity and history within the board, and the difficulty in finding and keeping HOA board members and the constantly changing state laws--that the time has come to get assistance from a well-established professional service company. The board also acknowledges the importance of disclosure to the homeowners and to have the opportunity to vote on the proposal.

Their proposal options--renewable on a year to year basis--are as follows:

1. Full service management: all accounting, attend each board meeting, 1 drive-by inspection of CAT#8 monthly. (Starting at \$650/mo)
2. Full service management: all accounting, attend only annual meeting, 1 drive-by inspection of CAT#8 monthly (Starting at \$550/mo)
3. Accounting only. Consultation at an hourly rate of \$80. (Starting at \$350/mo)
4. Full service management: all accounting, attend every other board meeting, 1 drive-by inspection of CAT#8 monthly. (Starting at \$600/mo)

Discussion followed and the board decided to present the management proposal to the homeowners at the next regular board meeting (July 9, 2009). Timely notices will be

sent out and Board president John Gray will make the presentation and Stratford Management will have a representative present to answer questions, etc. A yes or no vote by the owners of lots will follow--exact process to be determined...

Garbage

Bill Read lead a brief discussion of the garbage collection proposal. He had contacted three companies--Waste Management (current provider), Saguaro and Pima Waste; WM came in with best proposal, a modification of their recent charges. Bill will draft a letter to homeowners detailing the proposal which reverts to the basic rate of \$13.50/per household per month and also provides closed containers for recycling.

Lot 128-Liebeskind- Trees have been removed. John Tierney will check the status of the swimming pool at this residence-- health hazard concerns, etc.

Committee Reports

Roads Committee

Nothing new. Rob Reynolds will find out what was spent to repave the private roads, how much was spent and how often it will need to be redone.

Communication committee.

Nothing new Neighborhood Watch. Reminder: Lyssa Holmes had agreed to take this over and update us as needed.

Architecture Committee

Lot 70 -Pique- sold Sue Cotty reported some contact by a possible new owner about wanting to build a garage).

Lot 99-Felix--will close in July 9

Committee will draft guidelines for solar system installation in CFE#8 and write possible addendum to the CCRs.

New Business

Revised CCRs: John Tierney raised the issue of whether the CCRs were ever signed, John Gray will check with past president about this and Bill Read will investigate the matter at Pima County.

Business held over from previous meetings/minutes:

Potential discussion for the future:

Statement regarding acknowledgement of neighborhood association at the time of the sale.

Collection of transfer fees. We need a policy for notification and collection

Annual Assessment billing cycle and procedure

Standard Reminders:

By laws reviewed in 2008, will need review in 2013

2008 Association taxes due **January 2010**

Create 2009-2010 budget June 2009

Policy and Procedure Manual handed down to next board member

Homeowners Assoc Insurance Policy

Community Association Underwriters of America

Agent: Robert Chandley

Policy contains: Medical payment coverage of \$5K without regards to fault. Directors and Officers liability coverage of \$2M to cover Board's defense of a lawsuit for damages to a person injured on our private roads

General liability coverage of \$2M if the association is held liable..

Submitted by Susan Luebbermann via email, 6/13/09

Board of Directors Meeting Minutes July 9, 2009

Present: Susanne Cotty, Vicki Kalen, Susan Luebbermann, Gib Raymond, Bill Read, John Tierney. Absent and/or excused, John Grey, Lamarshell Karnas, Robert Reynolds

Review and approval of June 2009 minutes

Approved.

Treasurer's Report

Review of accounts

Bank of America	\$ 2,492.34
Capitol One MM	\$15,891.19
Total	\$18,383.53

Old Business

Stratford Management Personnel presented their information for approx.

_____ CAT 8 members and then answered questions.

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Lot 128-Liebeskind- John Tierney reported that the swimming pool is dry.

Lot 125 -Knoebel -has signed on with WM

Committee Reports-Few reports as the meeting with Stratford took most of the time.

Communication committee.

They will send out the Stratford information to all homeowners along with the ballots.

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Submitted by Susan Luebbermann via email, 8/3/09

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