

**WILDCAT RIDGE HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES**

June 26, 2014

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on June 26, 2014, at 20725 N. 38th St., Phoenix, AZ 85050 at 6:30 p.m.

ATTENDANCE

Directors Present

Timothy Lacy	President
Steven Soekrasno	Vice President
Marc Petrine	Treasurer
Stephanie Cunningham	Member at Large

Directors Absent

John Dingeman	Secretary
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Others Present

Judee Parker, CMCA®, AMS®, CAAM®	Total Property Management
Mike Eden	Caretaker Landscape
Bridget Donovan	Caretaker Landscape

CALL TO ORDER

A quorum was present, and Board President, Timothy Lacy, called the meeting to order at 6:37 p.m. It was noted that Homeowners would be allowed to comment prior to any vote being taken and that a separate Homeowner Open Forum would be held at the end of the meeting for any new items.

CONSENT CALENDAR

A MOTION WAS MADE, SECONDED, AND CARRIED UNANIMOUSLY to approve the following consent calendar items as presented:

- November 10, 2013 Action without Meeting Minutes to approve the law office of Mack, Watson & Stratman to provide a legal opinion regarding the land purchase offer proposed by ADOT.
- January 30, 2014 General Session Minutes.
- May 8, 2014 Action without Meeting Minutes to approve the opening of a money market account and two (2) CD accounts with Morgan Stanley for the purpose of depositing the ADOT land acquisition funds in the amount of \$649,783.00.
- January, February, March, April and May 2014 Financial Statements (previously emailed).

MANAGEMENT FINANCIAL REPORT

Financial Status of the Association

Management informed the Board of the financial status of the Association's banking accounts which consisted of \$57,678.73 in the operating account, \$68,718.34 in the reserve account, and \$649,783.00 in the Morgan Stanley CD and Money Market accounts (land purchase funds) as of May 31, 2014.

Compilation Report – The Kroemer Company, PLC

Management obtained the compilation report prepared by the Kroemer Company, PLC for the fiscal year ended December 31, 2013, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to accept the 2013 compilation report as prepared with no corrections.

BOARD DISCUSSION / MANAGEMENT REPORT

Landscape Maintenance – Caretaker Landscape & Tree Management

Mike Eden and Bridget Donovan of Caretaker Landscape and Tree Management were present at this meeting to discuss the current landscape maintenance services with the Board. Mr. Eden informed the Board that there has been a change in foreman, which resulted in some landscaping items not being addressed due to the new foreman learning the property. Mr. Eden further informed the Board that services will return to normal as the foreman is now familiar with the community and its landscape. This item has been included for informational purposes only and requires no action at this time.

Tree Trimming

This item was placed on the agenda for discussion to determine if the Association would like to proceed with obtaining proposals for tree trimming. Management informed the Board that some trees have already been trimmed along the entryway per the City's request to prevent obstruction to the trash trucks coming into the property. Since other trees appear to be overgrown and top heavy, Management recommended that trimming bids are obtained to prevent the possibility of trees and/or branches falling during severe weather. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to a later date pending a walk of the property to be performed by the Board to determine what trees should be bid for trimming.

Discussion of Land Purchase Funds disbursement

This item was placed on the agenda for discussion regarding the funds recently acquired through the sale of common area land to ADOT to determine if the funds will be disbursed to members, used for common area improvements or both. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to a special town hall meeting to be scheduled for August 26, 2014 at Pinnacle High School at 7:00 p.m. FURTHER RESOLVED, the Board approved a special mailing of the meeting notice to be sent to the members that will be charged at an additional cost.

Proposals – Repair holes in wall along E. Irma Lane and remove graffiti

This item was tabled at the last meeting to allow the Board time to view the wall and metal fencing. Management obtained proposals from Nautilus Construction, CB2 Construction and Goodwill Commercial Maintenance to repair numerous holes in the block wall along E. Irma Lane, remove graffiti from the exterior of the wall facing the Central Arizona Project (C.A.P.) land, repair of chain link fencing and wrought iron pickets, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Goodwill Commercial Maintenance to repair the holes in the block wall, repair the wrought iron rails, and repair the chain link fence for the cost of \$871.16 plus tax. In addition, the Board further approved the proposal submitted by Goodwill Commercial Maintenance to spot paint the graffiti along the block wall for the total cost of \$913.38 plus tax.

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Homeowner Open Forum

There were no homeowners present at this meeting.

ADJOURN

There being no further business to come before the Board at this time, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the regular session meeting to Executive Session at 7:40 p.m.