

**WILDCAT RIDGE HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
January 28, 2016**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on January 28, 2016, 2015, at 20725 N. 38th St., Phoenix, AZ 85050 at 6:30 p.m.

ATTENDANCE

Directors Present

Timothy Lacy	President
Steven Soekrasno	Vice President
Stephanie Cunningham	Member at Large

Directors Absent

John Dingeman	Secretary
Vacant	Treasurer

Others Present

Judee Parker, CAAM, CMCA, AMS	Total Property Management
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CALL TO ORDER

A quorum was present, and Board President, Timothy Lacy, called the meeting to order at 6:34 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:

- September 24, 2015 General Session Minutes.
- November 5, 2015 Action without Meeting Minutes to table renewal of \$250,000.00 CD pending receipt of information to be received by the tax attorney. (ADOT funds).
- November 24, 2015 Action without Meeting Minutes to approve the proposal submitted by Kroemer Company, PLC for filing of taxes and preparation of a compilation report for the total cost of \$750.00.
- December 3, 2015 Action without Meeting Minutes to approve the 2016 budget which contains a 3% increase raising the assessment from \$106.47 to \$109.98 per unit per quarter.
- September October, November & December 2015 Financial Statements.

MANAGEMENT FINANCIAL REPORT

Financial Status of the Association

Management informed the Board that as of December 31, 2015 the Pacific Western Checking Account balance is \$91,916.19 and the reserve account balance is \$83,349.28. The Morgan Stanley CD and Money Market accounts (ADOT land acquisition funds) are a combined total of \$384,349.28 (\$267,000.00 paid to appropriate agencies for estimated taxes on ADOT land sale funds as calculated by Glenn Kroemer, PLC).

Resolution-Treasurer to Initiate Financial Decisions on CD Investment/Renewals

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve appointing Board President, Tim Lacy, the authority to make financial decisions involving CD investments when CD's renew outside of a regular scheduled meeting that otherwise would require an Action without a Meeting.

Resolution Regarding Condemnation Award

Attorney Troy Stratman prepared a resolution regarding the condemnation award of the funds acquired through the sale of common area land to ADOT that would allow a credit of \$1,000.00 to be applied to each of the 261 homeowner accounts. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to accept the resolution and dollar amount of credit to be applied to each homeowner account that will be formally approved at the March 31, 2016 Board and Annual meeting. The credit will remain with the property and not the individual homeowner.

Appointment of Member to fill Vacant Board Position

Board Treasurer Marc Petrine resigned his position from the Board as he sold his home and is no longer a member of the Community. Steven Soekrasno reported that homeowner Patrick William may be interested in filling the vacant position. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to the March meeting pending confirmation that Mr. William continues to be interested in serving on the Board of Directors.

Caretaker – 3 Year Tree Trimming Proposal

Caretaker submitted a recommended 3-year tree trimming proposal reporting that certain species of trees are very overgrown and should be trimmed to allow for healthy growth, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item pending a walk of the community trees to be performed by a Caretaker arborist and Vice President Steven Soekrasno.

Patrol Proposals -On Street Parking Issues

Management obtained parking enforcement proposals from Bolt Security, Signal 88 and Emerald Security to provide parking enforcement services due to the high number of vehicles that are parked on the street overnight in violation of the CC&R's and rules and regulations, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Signal 88 that is to include nine (9) random patrol hours per week for the total monthly cost of \$731.25.

Reserve Annual Expenditure Report

Management provided a copy of the reserve study expenditure report which includes a list of items that are slated for action in 2015 and 2016. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to direct Management to obtain proposals for the following:

- Paint Metal light poles
- Paint wrought iron
- Replace irrigation controller (lot 233)
- Paint block walls
- Paint Ramada structures
- Granite Replenishment

Proposals are to be presented at the March meeting.

Fireside Community Center Use

Board President Tim Lacy reported that he is continuing to work on the draft proposal for presentation to the Fireside Community Board of Directors for consideration that would allow Wildcat Homeowners use of their Community Center facilities. The draft proposal will be available for review and discussion at the March meeting. This item has been included for informational purposes only and requires no action at this time.

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 7:59 p.m.