

**WILDCAT RIDGE HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
March 31, 2016**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on March 31 2016, Pinnacle High School (Cafeteria – Bldg. G), 3535 E. Mayo Blvd., Phoenix, AZ 85050.

ATTENDANCE

Directors Present

Timothy Lacy	President
Steven Soekrasno	Vice President
Patrick Willingham	Treasurer

Directors Absent

Stephanie Cunningham	Secretary
John Dingeman	Member at Large

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 7:00 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.

HOMEOWNER OPEN FORUM

There were several homeowners present at this meeting at which time a brief question and answer period ensued. Items discussed included parking, landscape, tree trimming, ADOT condemnation award, monument sign lighting, home businesses and mailboxes.

CONSENT CALENDAR

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

- January 28, 2016 General Session Minutes.
- February 22, 2016 Action without Meeting Minutes to appoint Patrick Willingham to fill the vacant Treasurer position.
- March 9, 2016 Action without Meeting Minutes to approve the proposal submitted by Caretaker to trim trees for the total cost of \$15,200.00.
- March 9, 2016 Action without Meeting Minutes to approve the proposal submitted by Caretaker for the removal of six (6) trees for the total cost of \$1,800.00.
- January & February 2016 Financial Statements.

MANAGEMENT FINANCIAL REPORT

Financial Status of the Association

Management informed the Board that as of February 29, 2016 the Pacific Western Checking Account balance is \$51,695.43 and the reserve account balance is \$83,381.05. The Morgan Stanley CD and Money Market accounts (ADOT land acquisition funds) are a combined total of \$435,706.40 (\$267,000.00 paid to appropriate agencies for estimated taxes on ADOT land sale funds as calculated by Glenn Kroemer, PLC).

The Kroemer Company, PLC – 2015 Compilation Report

Management obtained the 2015 compilation report as prepared by The Kroemer Company, PLC, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to accept the report as prepared with no changes.

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 formally approve the resolution and dollar amount of credit to be applied to each homeowner account. The credit will remain with the property and not the individual homeowner.

Granite Replenishment Proposals

Management obtained proposals from Sunbelts, Caretaker Landscape and Property Rock Resources to replenish the landscape granite throughout the community, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to the June meeting pending further review and discussion.

Block Wall, Wrought Iron, Ramada, and Light Pole Painting Proposals

Management obtained proposals from JDM Painting, Unforgettable Coatings, and CertaPro for the painting of block walls, wrought iron, Ramada's, and light poles, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to the June meeting pending further review and discussion.

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 8:30 p.m.

**WILDCAT RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES
MARCH 31, 2016**

NOTICE

Upon due notice given and received, the Organizational Meeting of the Board of Directors was held on March 31, 2016 at Pinnacle High School (Cafeteria – Bldg. G), 3535 E. Mayo Blvd., Phoenix, AZ 85050.

CALL TO ORDER

The meeting was called to order directly following the Executive Session Meeting at 8:37 p.m.

ATTENDANCE

Present:

Tim Lacy
Patrick Willingham
Steven Soekrasno

Absent:

Stephanie Cunningham
John Dingeman

Others Present:

Judee Parker, CMCA, CAAM Total Property Management

ELECTION OF OFFICERS

The following officers of the Corporation were elected to serve as follows:

Timothy Lacy	President
Steven Soekrasno	Vice President
Stephanie Cunningham	Secretary
Patrick Willingham	Treasurer
John Dingeman	Member at Large

ADJOURNMENT:

There being no further business to come before the Board of Directors, a motion was made seconded and unanimously carried to adjourn the meeting at 8:39 p.m.