

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

**June 23, 2016**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on June 23, 2016 at 20725 N. 38<sup>th</sup> St., Phoenix, AZ 85050.

**ATTENDANCE**

**Directors Present**

Steven Soekrasno

Vice President

Patrick Willingham

Treasurer

Stephanie Cunningham

Secretary

**Directors Absent**

Timothy Lacy

President

Vacant

Member at Large

**Others Present**

Judee Parker, CAAM, CMCA, AMS

Total Property Management

**CALL TO ORDER**

A quorum was present, and Vice President, Steven Soekrasno, called the meeting to order at 6:38 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:

- March 31, 2016 General Session Minutes.
- March 31, 2016 Organizational Meeting Minutes.
- March, April & May 2016 Financial Statements.

**MANAGEMENT FINANCIAL REPORT**

**Financial Status of the Association**

As of May 31, 2016 the Pacific Western Checking Account balance is \$160,605.44, the Morgan Stanley Operating Money Market account balance is \$291,561.98 and the reserve account balance is \$116,428.20. This item has been included for informational purposes only and requires no action.

**Renewing CD**

Management informed the Board that the following CD is due to mature on July 29, 2016 and a decision needs to be made as to whether or not the funds will be reinvested for an additional term or remain liquid for any upcoming or anticipated projects. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve reinvesting G/L # 1200 with Mutual of Omaha in the amount of \$48,391.04 for an additional 12-month term.

**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 approve the proposal submitted by Certapro Painters for the total cost of \$30,407.26. Further resolved, the funds for payment of this project are to be permanently transferred from the Morgan Stanley operating money market account to the reserve account.

**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 approve the proposal submitted by Sunbelts for the total cost of \$42,005.00. Further resolved, the funds for payment of this project are to be permanently transferred from the Morgan Stanley operating money market account to the reserve account.

**Board Member Resignation**

John Dingeman submitted an email notice of resignation as he has sold his home. In accordance with the By-Laws, the Board may appoint another member to fill the vacant position for the remainder of the term expiring in March 2018. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to a later date pending the launch of a campaign to determine if there are any members interested in filling the position.

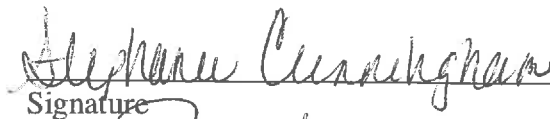
**Homeowner Open Forum**

There were no homeowners present at this meeting.

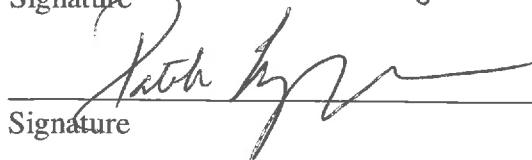
**Adjourn**

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 7:12 p.m.

**Attest:**

  
\_\_\_\_\_  
Signature

9-13-16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

9-13-16  
\_\_\_\_\_  
Date