

**WILDCAT RIDGE HOMEOWNERS ASSOCIATION  
REGULAR SESSION MEETING MINUTES  
January 26, 2017**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on January 26, 2017 at 20725 N. 38<sup>th</sup> St., Phoenix, AZ 85050.

**ATTENDANCE**

**Directors Present**

Steven Soekrasno	Vice President
Stephanie Cunningham	Secretary

**Directors Absent**

Patrick Willingham	Treasurer
Vacant	President
Vacant	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 Vice President, Steven Soekrasno, called the meeting to order at 6:30 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 13, 2016 General Session Minutes.
- October 5, 2016 Action without Meeting Minutes to approve Caretaker proposal for fill dirt in park for the cost of \$2,485.00.
- December 20, 2016 Action without Meeting Minutes to approve the 2017 budget with no increase in assessments.
- October & November 2016 Financial Statements.

**MANAGEMENT FINANCIAL REPORT**

**Financial Status of the Association**

As of November 30, 2016 the Pacific Western Checking Account balance is \$91,387.05, the Morgan Stanley Operating Money Market account balance is \$219,012.61 and the reserve account balance is \$116,889.95. This item has been included for informational purposes only and requires no action.

**BOARD DISCUSSION/MANAGEMENT REPORT**

**Resignation of Board Member – Appointment to fill vacant positions**

Due to the recent resignation of Board Members Tim Lacy and Mark Petrine, the Board currently has two vacant positions. A candidate form was mailed out to all owners for the upcoming March annual election meeting; however, no names were submitted. This item was placed on the agenda to discuss appointing a member to fill each of the two vacant positions. The Board directed management to send out a notice to the membership announcing the open positions requesting volunteers.

**Funds Spent to Date on Reserve Expenditures**

The Board reviewed a list of previous work completed along with the amount spent in order to make informed decisions on expenditures going forward. The below information was provided as information only and requires no action:

- Painting block walls, Ramada’s, wrought iron, Metal light poles: \$30,407.26
- Granite replenishment: \$42,005.00
- Replace irrigation controller: \$4,721.00
- Tree Trimming/Removal: \$17,000.00 paid from operating account tree trimming.

**Front Entry Island Renovation Proposals – E. Potter and 40th**

Based on the design submitted by Steven Soekrasno, management obtained a proposal from Caretaker Landscape for renovation of the median entry island planter on E. Potter and 40<sup>th</sup> St. which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item pending receipt of two additional proposals.

**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 7:38 p.m.

**Attest:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date