

**WILDCAT RIDGE HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
March 23, 2017**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on March 23, 2017 at 20725 N. 38th St., Phoenix, AZ 85050.

ATTENDANCE

Directors Present

Steven Soekrasno	Vice President
Patrick Willingham	Secretary/Treasurer
Stephanie Cunningham	Member at Large

Directors Absent

Vacant	President
Vacant	Director

Others Present

Judee Parker, 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 7:13 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:

- January 26, 2017 General Session Minutes.
- December 2016 & January, February 2017 Financial Statements

MANAGEMENT FINANCIAL REPORT

Financial Status of the Association

As of February 28, 2017 the Pacific Western Checking Account balance is \$75,199.38, the Morgan Stanley Operating Money Market account balance is \$227,995.60 and the reserve account balance is \$112,229.31. 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 considered members who were interested in being appointed to fill the vacant positions. A motion was duly made, seconded and unanimously carried to approve appointing Ryan Rothermund to serve as Treasurer with the term expiring March 2018 and Steve Ferguson to serve as President with the term expiring March 2019.

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

Based on the design submitted by Steven Soekrasno, management obtained a proposal from Caretaker Landscape, Xeriscape, Premier Outdoor Care, and Landscape Resources for renovation of the median entry island planter on E. Potter and 40th St. which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Caretaker for the total cost of \$18,465.00.

Proposals to convert light poles from incandescent lighting to LED

Management obtained proposals from Tap & Sons, Deca Southwest and Hernandez Companies to convert the 36 light poles and two Ramada’s from incandescent lighting to LED lighting to better illuminate the parks and walkways, which were presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal submitted by Hernandez Companies for the total cost of \$6,455.00.

Homeowner Open Forum

There were two homeowners present at this meeting who were subsequently appointing to fill the vacant positions on the Board of Directors.

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 8:16 p.m.

Attest:

Signature

Date

Signature

Date

**WILDCAT RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES
MARCH 23, 2017**

NOTICE

Upon due notice given and received, the Organizational Meeting of the Board of Directors was held on March 23, 2017 at 20725 N. 38th St, Phoenix, AZ 85050.

CALL TO ORDER

The meeting was called to order directly following the Executive Session Meeting at 7:10 p.m.

ATTENDANCE

Present:

Steven Soekrasno
Stephanie Cunningham
Patrick Willingham

Absent:

None

Others Present:

Judee Parker, CMCA®, CAAM® Total Property Management

ELECTION OF OFFICERS

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

Vacant	President
Steven Soekrasno	Vice President
Stephanie Cunningham	Secretary
Vacant	Treasurer
Patrick Willingham	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 7:12 p.m.

ATTEST:

Signature

Dated

Signature

Dated