

HIGHLAND RANCH HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

NOVEMBER 19, 2009 - REVISED

MEMBERSHIP MEETING

Call to Order

The meeting was called to order at 6:32 p.m. by President Bob Kemp. Present was Bob Kemp, President; Ric Karau, Vice President; Diane Nielsen, Treasurer and Charles Woodland, Director. Penne Henry, CAM, was also present. Su Kemp, non-board member, took the minutes.

Membership Comments, Public Comments, Non-action Items. None.

Minutes

The minutes of June 18, 2009 were up for approval. Judi Jensen motioned to approve minutes as typed. Seconded by Ric Karau, all in favor.

Discuss and Vote on 2010 Budget

Not much had changed with the exception of lower stain prices, reduction in attorney fees. Odyssey is still doing a good job.

Penne reported that a bad debt expense had been added by the request of the auditor.

Budget was ratified.

Clarice French motioned to adjourn the membership meeting. Judi Jensen seconded and all were in favor. Meeting adjourned at 6:42 p.m.

REGULAR BOARD MEETING

Call to Order

The board meeting was called to order at 6:42 p.m. by President Bob Kemp. A quorum was established with the presence of Bob Kemp, President; Ric Karau, Vice President; Diane Nielsen, Treasurer and Charles Woodland, Director. Penne Henry, CAM, was also present. Su Kemp, non-board member, took the minutes.

Minutes

The minutes of October 15, 2009 were up for approval. Charles motioned to approve minutes with corrections. Seconded by Diane, all in favor.

Treasurer's Report

Diane reported that we have a CD maturing on December 16, 2009 for \$8,000. She will transfer the \$8,000 over to a money market at Edward Jones.

Ric motioned to approve the financial statements as written. Charles seconded, all in favor.

Manager's Report

Penne reported that there wasn't anything new to report. Violations are down. Mike is very good at getting the homeowners to comply. We will not issue fines for December, just continuing.

Board Items

A. Old Business

1. See Treasurer's report above.

B. New Business

1. Secretarial position. Bob nominated Charles as the new secretary. Diane seconded, all in favor.
2. Placement of additional boulders. Two more boulders are needed at the corner of Highland Ranch Parkway and Sun Valley Blvd. Roger obtained four huge boulders for a very good price. It will cost \$1,600 to have boulders delivered and set. Charles motioned to place boulders and prep them for marking. Ric seconded, all in favor.
3. Raffle drawings. Judi Jensen won the MP3 player, Burt's Bees Essential Kit; Clarice French won the pen and the digital Monster camera, and Dan Craig won the carryall.

Executive Issues

Mike Moore's review was up for discussion. Charles motioned to give Mike a 50¢/hr. increase. Ric seconded and all in favor.

Christmas bonuses. Charles motioned to give \$100 gift cards to the employees, as done last year. Diane seconded and all were in favor.

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Non-Action Items

Teresa from the Washoe County Sheriff's Department sent a warning against check washing and cautioned to take mail, especially any mail containing checks, directly to the post office.

With no further issues to discuss, Charles motioned to adjourn the meeting. Diane seconded and all were in favor. Meeting was adjourned at 7:15 p.m.



Charles Woodland
Secretary

By Su Kemp