

# SANTA FE RANCH POA, Inc.

## DRAFT NOTES

The following information is provided as a service to members of the Association in the form of "Draft Notes" taken at the Board of Director's Meeting held on the date indicated. These draft notes are subject to change, and will not be deemed the Minutes for the meeting until reviewed, changed or amended and approved by the Board of Directors. They are being made available for informational purposes only.

### MINUTE

Board of Directors Meeting

February 16, 2008

Immediately following the Annual Meeting  
at the Yucca Fire Station

- I. Call the Board of Directors Meeting to Order
  - A. The meeting was called to order by Manager Steven R. Buck at 12:15 P.M. on February 16, 2008 at the Yucca Fire Station in Yucca, Arizona.
- II. Roll Call
  - A. Board Members: Chuck Bennett, Joan Johnson, Larry Jahnz, Harold "Hal" Fisher and Warren Peers de Ville were present.
  - B. Guests: There were no guests.
  - C. Manager Steve Buck from Property Management Services was present.
  - D. Property Owners: There were no property owners present, other than the Board Members.
- III. Waiver of Notice and Establishing a Quorum
  - A. All Board Members signed the Waiver of Notice.
- IV. Election of Officers for 2008
  - A. Manager Steven Buck asked if there were any nominations for the office of President.
    1. Joan Johnson nominated Chuck Bennett, Hal Fisher seconded the nomination.
    2. Chuck Bennett was elected unanimously by the Board Members.
  - B. Board President Chuck Bennett asked for nominations for the office of Vice President.
    1. Warren Peers de Ville nominated Hal Fisher, Larry Jahnz seconded the motion.
    2. Harold Hal Fisher was elected unanimously by the Board Members.
  - C. Board President Chuck Bennett asked for nominations for the office of Secretary.
    1. Joan Johnson nominated Warren Peers de Ville, Hal Fisher seconded the motion.
    2. Warren Peers de Ville was elected unanimously by the Board Members.
  - D. Board President Chuck Bennett asked for nominations for the office of Treasurer.
    1. Joan Johnson nominated Larry Jahnz, Hal Fisher seconded the motion.
    2. Larry Jahnz was elected unanimously by the Board Members
  - E. Board President Chuck Bennett asked for nominations for Member at Large.
    1. Hal Fisher nominated Joan Johnson, Warren Peers de Ville seconded the motion.
    2. Joan Johnson was elected unanimously by the Board Members.
- V. Review and approve the draft notes as Minutes from the January 11, 2008 Board Meeting  
Review and approval the draft notes as Minutes from the February 2, 2008 Board Meeting
  - A. Board President Chuck Bennett tabled the approval of the two sets of draft notes to the next meeting of the Board of Directors.
- VI. Homeowner Input
  - A. There was no homeowner input.
- VII. Manager's Report
  - A. The Dues Collection Report was tabled until the next Board Meeting.
  - B. The Board's review of the Financial Reports was tabled until the next Board Meeting.
    1. The Income and Expense Summary (2006 & 2007 (January 2008)
    2. The Budget Comparison Report (Actual vs. Budgeted)
    3. The Check Register for January, 2008
    3. The Reserves Summary
    4. The Balance Sheet

5. The Trial Balance
  6. The Income Statement
- VIII. Old Business
- A. There was no Old Business to discuss.
- IX. New Business
- A. De-annexation of Section 20 at Old Trails. Authorization to return dues payments.
    1. A MOTION was made Hal Fisher, seconded Joan Johnson, and unanimously approved to authorize the Manager to refund the dues payments received from the owners of the parcels located in Section 20 at Old Trails in light of the fact that the parcel had been removed from the Association in 2001.
    2. There was some additional discussion on the Declarant's willingness to offset \$4,500 of these payments, however, the Board decided to discuss that offer in depth at the next Board Meeting, before accepting the offer.
  - B. Road Grading Budget 2008
    1. The "approved budget" needs to be adjusted to reflect the actual contractual costs for road grading. This information was not available when the budget was developed in late 2007. The Board told the Manager to go ahead and make the changes, but to show each change, and support the change with information that the Board can approved at their next meeting.
- X. Board Member Input
- A. There was no addition input from the Board Members.
- XI. Schedule the next Board Meeting(s)
- A. Warren Peers de Ville expressed concern with the length of the regular Board Meetings, and he suggested that the Board meet every month. In checking schedules the Board could not come up with a meeting day in March, 2008.
  - B. The next meeting of the Board of Directors will be on Friday, April 18, 2008 at 9:00 A.M. at the Yucca Fire Station, unless there exists a basis for having an executive session for Board Members only. If that is the case, the Executive Session would be scheduled at 8:00 A.M.
  - C. The next meeting of the Board of Directors will be Friday, June 6, 2008 at 9:00 A.M. followed by Saturday, August 9, 2008 at 9:00 A.M., followed by Friday, October 10, 2008 and Friday, November 14, 2008 at 9:00 A.M. with the same statement in XI (B) regarding Executive Sessions.
  - D. For those owners who plan on attending the next meeting, based upon the date, place and time in these Draft Notes BEWARE the meeting date, time and place is subject to change, without notice to the Membership. Please, if you are planning on attending the next Board Meeting, contact Property Management Services at 1 800 345 5026 to confirm the meeting information. If a meeting is cancelled it will be moved to a later date. Every effort will be made to keep this information on the Association's web site current under the "Next Meeting" portion. But please, do not rely on its accuracy alone
- XII. Adjournment
- A. There being no other business to come before the Board, the meeting was adjourned.