

RANCHO CASA BLANCA OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

February 16, 2007 – 8:30 a.m.

Clubhouse 1, Boardroom

Notice of this Regular Session meeting of the Board of Directors has been made to the individual directors and the general membership as required by the RCB Bylaws Article V, Board of Directors, Section 8, Regular Meetings and/or Section 9, Special Meetings.

DIRECTORS PRESENT: Don Reid – President, Bill Weymouth – Vice President, Bunk Sicotte – Treasurer, Ron Reber – Secretary, Arnie Ellingson, Clint Campbell and Art Cole - Members at Large

DIRECTORS ABSENT: None

OWNERS PRESENT: John Ploeschuk – 588, Joe Feuerstein – 455, Rosalind Fulcher – 50, Van Wells – 734 and Irene White – 462.

ALSO PRESENT: Paul Sellers – General Manager

I. CALL TO ORDER

A. The meeting was called to order by Board President Don Reid at 8:30AM.

II. ROLL CALL

III. APPROVAL OF BOARD MEETING MINUTES

A. Bill Weymouth moved to accept the minutes of February 2, 2007. Second by Clint Campbell. Motion carried.

IV. OWNER OPEN FORUM

A. Joe Feuerstein of space 455 advised the Board that the crew who worked on the pedestrian bridge on the golf course at #9 wished to name the bridge “Bill Hendry’s Crossing” and to place a bronze plaque at the entry to the bridge with this wording. The plaque would be financed through donations from the crew and be 8-inches by 6-inches. The Golf Course Committee chairman has indicated to Mr. Feuerstein that the committee would approve. Ron Reber moved to endorse the naming of the crossing on #9. Second by Bill Weymouth. Motion carried.

V. TREASURER’S REPORT

A. Treasurer Bunk Sicotte reviewed the Financial Reports for the period ending January 31, 2007. Ron Reber moved to accept the treasurer’s report with a second by Bill Weymouth. Motion carried.

VI. MANAGER'S REPORT

- A. The general manager reported that two water pressure valves were ordered for installation by Lifetime Plumbing of Cathedral City. The order was placed on February 7th and it is anticipated that delivery will be within 2 weeks.
- B. MRC Engineering of Palm Desert has been contacted to submit a proposal to inspect, evaluate and make recommendations concerning the condition and anticipated life of the RCB underground electric distribution system.
- C. The Inspector of Election, Jo Pickering, has reported that over 500 ballots have been received for the election of directors.

VII. COMMITTEE REPORTS

- A. A written report from the Facilities Committee was submitted to the Board. Copy attached.

VIII. UNFINISHED BUSINESS

- A. Action without a meeting. The members of the Board signed the document to indicate their vote to purchase two water pressure regulators on an emergency basis. Votes were taken on February 7, 2007. A copy of the resolution is included as a part of these minutes.

IX. NEW BUSINESS

- A. The reserve and special project schedule for 2007-2008 was presented to the Board of Directors by Board Treasurer Bunk Sicotte and Van Wells, chairman of the Finance Committee. Bunk Sicotte moved to adopt the 2007-2008 Rancho Casa Blanca schedule for Reserve and Special Projects. Second by Bill Weymouth. Motion carried.

The operating budget including the assessment and reserve contributions was presented by treasurer Bunk Sicotte and Finance Committee chairman Van Wells. Bunk Sicotte moved to adopt the 2007-2008 RCB Operating Budget. Second by Art Cole. Motion carried.

- B. Reserve Study Contract. Bunk Sicotte moved to contract for a level I reserve study with SCT Reserve Consultants at a cost not to exceed \$2,675. Second by Ron Reber. Motion carried.
- C. Request to remove a tree near space 309 and the landscape yard wall. Ron Reber moved to permit removal of the tree. Second by Arnie Ellingson. Motion carried.

X. BOARD FORUM

- A. Discussion concerning higher paid staff members setting up tables and performing tasks that could be handled by lesser paid staff.

Rancho Casa Blanca
Minutes of Board of Directors Meeting
February 16, 2007

- B. Discussion pertaining to a fund raiser that was proposed by a group of owners and the pros and cons of such a venture as it may relate to the Association.
- C. Discussion concerning the schedule of organized activities and the suggestion that more April involvement may be in order now that many owners remain on site into the month of April.

XI. EXECUTIVE SESSION

- A. No Executive Session business at this meeting.

XII. ADJOURNMENT

- A. The meeting was adjourned at 10:24AM on a motion by Ron Reber with second by Bill Weymouth.

The undersigned certifies that the foregoing is a true copy of the minutes of this meeting of the Rancho Casa Blanca Board of Directors.

Respectfully submitted,

Clint Campbell - Secretary

Date