

RANCHO CASA BLANCA OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 2, 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, Arnie Ellingson – Vice President, Bunk Sicotte – Treasurer, Clint Campbell – Secretary, Art Cole, David Lowe and Bud Kelleher - Members at Large

DIRECTORS ABSENT: None

OWNERS PRESENT: Art Stephenson – 687, Ken McEwen – 63, Carl Sager – 398, Wayne Gobel – 799, Fred Oehm – 391, Irene White – 462, Rosalind and Dan Fulcher – 50, Mary Ellen and Ray Lavalliere – 210.

ALSO PRESENT: John Handel – The Monarch Group 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. Bunk Sicotte moved that the minutes of February 16, 2007 be approved as corrected. Second by Clint Campbell. Motion carried.

IV. OWNER OPEN FORUM

A. Irene White of space 462 stated that for expanding a rock garden the approval of all in the area was needed. She does not believe that sheds should be stuck all over the park such as at Putters Park, etc.

V. TREASURER'S REPORT

A. Treasurer Bunk Sicotte reported on the status of various investments of excess funds as regulated by the Investment Policy.

VI. MANAGER'S REPORT

A. Report on the water line break in the street near space 130 and progress on repairing same.

VII. COMMITTEE REPORTS

- A. Carl Sager reported for the ACC indicating that they were working on revisions of the Architectural Standards and would be turning these in to the Board for consideration.
- B. Memo from the Facilities Committee recommending that Facilities and Maintenance Committees be combined for the 2007-2008 season. The consensus of the Board was that the committees would remain separate.
- C. Memo from the Facilities Committee reversing their endorsement of the plans for kitchen renovations.

VIII. UNFINISHED BUSINESS

- A. Reconsideration of Variance for Space 210 Cabinet. After discussion on this matter the Board took no action to reverse the motion of the Board made on 3/31/06 to uphold the ACC position to deny any variance with the washer/dryer cabinet on the deck at space 210.
- B. Consideration of Request for Variance to Allow 220 Volt Dryer at Space 261. Bunk Sicotte moved to deny the variance. Second by Arnie Ellingson. Motion carried.

IX. NEW BUSINESS

- A. Request to Install Retaining Wall at Space 50. Bunk Sicotte moved to grant the variance. Second by Arnie Ellingson. Motion carried.
- B. Request to Lend Lift to Assist in Tree Removal at Space 50. Bud Kelleher moved to not lend Association equipment and noting that disposal of the tree is not to be done in park facilities. Second by Arnie Ellingson. Motion carried.
- C. Request for Window Tinting CH-I Card Room, Library and Management Offices. Art Cole moved to approve tinting in the management office but to leave the others for additional information. Second by Clint Campbell. Motion carried.
- D. Board discussion of private activities within the park that involve park employees. Legal questions concerning whether this is actually a "private" party and any liability for the Association regarding funds and use.
- E. Facility Shut-down for the summer months. In 2005 and 2006 the decision as to what was closed was left with the general manager with an understanding to conserve wherever possible. The policy will remain the same for 2007.

X. BOARD FORUM

- A. Board discussion concerned contractors in the park, licensed and unlicensed, and Association liability, if any. Direction was given to the general manager to write and distribute a security “tip sheet” for owners leaving the park.

The regular session was recessed at 10:57AM. Convene in Executive Session at 11:05AM.

XI. EXECUTIVE SESSION

- A. Review of an Informal Dispute Resolution concerning possible member discipline.

The Executive Session was adjourned at 11:15AM. Regular session was resumed at 11:15AM in Board Forum.

General discussion with no action or motions by the Board.

XII. ADJOURNMENT

- A. The meeting was adjourned at 11:30AM

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