

RANCHO CASA BLANCA OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 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, 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: Fred Oehm – 391, Wayne Gobel – 799, Rich Burritt – 731, Burt Pickering – 727, Joe Feuerstein – 455, Dave Couch – 500, John Scheer – 444, Carl Sager – 398, Mary Ann Wilson – 204, Jack Carroll – 66, Alan Hochstein – 413, Bob Lindahl – 551, Glen foster – 485, Andy Culos – 264, Marge Sicotte – 570, Daryl Wieland – 730, Bill Fromm – 621, Howard Brown – 696, Herb Kost – 290, Jerry Joubert – 537, Clara Esselbach – 660 and Charlie Swan – 666.

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. Arnie Ellingson moved to accept the Minutes of March 2, 2007 as corrected. Second by Clint Campbell. Motion carried.

IV. OWNER OPEN FORUM

A. Glen Foster – 485 suggested that the Dumpster enclosure #6 not be removed as recommended by the Recycling Committee but left in case it is needed.

B. Alan Hochstein – 413 made his points as to why glare reducing film is necessary on the card room west windows at CH-I. This matter to be addressed in New Business.

C. Bill Fromm – 621 speaking on architectural matter...is already on agenda.

D. Jack Carroll – 66 issuing a complaint about the semi tractor parked on lot 60. A certified letter was sent but no return receipt was returned.

V. TREASURER'S REPORT

- A. Board Treasurer Bunk Sicotte reported on the February 2007 Financial Report and the directors reviewed the written data. Bunk Sicotte moved that the report be accepted. Second by Bud Kelleher. Motion carried.

VI. MANAGER'S REPORT

- A. The general manager reported on the resolution of an architectural variance that had been denied. Further report was given on security incident reports since the last board meeting. There included theft of an unsecured bicycle, two incidents of broken barrier arm gates and an injury due to an accidental fall.

VII. COMMITTEE REPORTS

- A. Marge Sicotte reported for the CH-I decorating committee and indicated that they have received samples and recommendations for the decorating. Mary Ann Wilson, a committee member, added that their work is being planned for summer of 2008.
- B. George Bressler of the Maintenance Committee reported that they continue to replace the sign posts but that protection is need for use during palm tree trimming. The general manager responded that two sheets of plywood would be hinged to place over the signs in the area being worked.
- C. Don Reid reviewed a letter to comment to a Finance Committee letter of February 15, 2007. It was agreed that the letter would be sent to the chairman, Jim Riederer. Also it was announced that the Facilities Committee needs new members.

VIII. UNFINISHED BUSINESS

- A. Proposed rule to regulate the use of blinds and rolling shutters. The Board reviewed correspondence from concerned owners and heard and considered statements from 15 owners. Clint Campbell moved to accept the rule as stated. Arnie Ellingson seconded the motion. Further discussion among Board members was conducted. Motion carried.
- B. Alan Hochstein spoke in owner forum about tinting film in the CH-I card room. Arnie Ellingson moved to apply tinting to the three west windows the same material as that used in the office. Second by Art Cole. Motion carried.
- C. Concerning the #6 Dumpster enclosure, Arnie Ellingson moved to board it up for one year. Second by Bunk Sicotte. Motion carried.

IX. NEW BUSINESS

- A. Request for Architectural variance – 621. Consideration of a request to install French doors on the deck. Bud Kelleher moved to refer the matter to the ACC for study and rule writing. Second by Dave Lowe. Motion failed.

Arnie Ellingson moved to deny the request for variance. Second by Clint Campbell. Motion carried.

- B. Request for audio/visual upgrades in sound system. Arnie Ellingson (board liaison) is to take the matter to the Facilities Committee for their recommendations and cost figures in the fall.

- C. Consideration of reserve equipment purchases and service.

- a) T-Mag utility truck to replace 1994 Mitsubishi at \$9,932.93. Arnie Ellingson moved to purchase the two utility vehicles. Second by Bunk Sicotte. Motion carried.
- b) T-Mag utility truck to replace 1995 Daihatsu at \$9,932.93. Combined in motion above.
- c) Contract with Asphalt MD's to repair and sealcoat all of the park streets except Phase I (Old Town) at \$44,567.00. Bud Kelleher moved to approve the contract with Asphalt MD's. Second by Art Cole. Motion carried.
- d) Proposed purchase of an elliptical exercise bicycle at \$2,491.33. Art Cole moved to approve the purchase. Second by Bud Kelleher. Motion carried.
- e) Proposed purchase of a semi-recumbent exercise bicycle at \$2,045.63. Included in above motion.
- f) Proposed purchase of Toro Groundsmaster 3280D mower at \$25,749.02. Art Cole moved to approve the purchase of two mowers with trade-in of \$2,000. Second by Bud Kelleher. Motion carried.
- g) Proposed purchase of Toro Greensmaster GR3150 mower at \$27,891.09. Included in above motion.
- h) Proposed purchase of Genie S60 boom. Art Cole moved to give authority to Arnie Ellingson to arrange the purchase of a Genie S60 not to exceed \$22,000 plus tax and freight. Second by Bud Kelleher. Motion carried.

- D. Request to approve location of disaster preparedness storage shed on the north side of number 1-2 tennis courts. Clint Campbell moved to approve the location. Second by Art Cole. Motion carried.

X. BOARD FORUM

- A. Discussion of recent fund raiser and need for attorney opinion confirming that such action is appropriate.

- B. Special meeting of the Board set for March 30, 2007 at 8:30AM.

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XI. EXECUTIVE SESSION

A. None conducted at this time

XII. ADJOURNMENT

A. The meeting was adjourned at 11:58AM on a motion by Bunk Sicotte and second by Art Cole.

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