

**RIVERLAKES RANCH MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 13, 2005  
MINUTES**

.....

**CALL TO ORDER:**

The Board of Directors meeting was called to order at 6:30 p.m. by Vice President Gary Pelmear who announced that the Board would be going into Executive Session at the adjournment of the regular Board meeting to discuss member discipline.

**ROLL CALL OF DIRECTORS:**

DIRECTORS PRESENT: Gary Pelmear, Gayle Hafenstein, Ken Covey, and Carl Smith.

HOMEOWNERS WHO SIGNED IN: Mike Moore, Ron Harr, Mark Reiger, Kaylyn Reiger, Don Cory, Tim Banks, Don Dean

ALSO PRESENT: Janet Kuhs of Pacific Management and Stephen P. Wainer, Esquire

**OPEN FORUM:**

Owners addressed the Board.

**APPROVAL OF MINUTES:**

MSC to approve the minutes of the August 9, 2005 Meeting of the Board of Directors and the minutes of the August 9, 2005 Executive Session.

**FINANCIAL REPORT AS OF AUGUST 1-AUGUST 31, 2005:**

<b>Operating account:</b>	
UB-Checking 2110012007	\$ 70,878.97
UB-MM 2110068762	\$ 23,249.32
Fremont CD 03/12/06(9-M)	\$ 21,490.44
Fremont CD 12/12/05(6-M)	\$ 21,483.53
Balboa CD 08/14/05 (6-M)	\$ 21,422.68
Balboa CD 01/05/06 (6-M)	<u>\$ 30,449.63</u>
<b>Total Cash</b>	<b>\$188,974.57</b>

**Reserve account:**

UB Saving 2110012422	\$105,504.34
Fremont CD 09/04/05(3-M)	\$ 21,345.31
Fremont CD 08/13/05(6-M)	\$ 21,186.30
Fremont CD 10/11/05(6-M)	\$ 21,104.72
Fremont CD 12/29/05 (6-M)	\$ 25,352.74
State Farm CD 09/29/05 (6-M)	\$ 20,738.21
UB/CD 08/24/05 (6-M)	\$ 25,000.00
UB/CD 06/03/06 (12-M)	<u>\$ 25,000.00</u>
<b>Total Reserve Funds</b>	<b>\$265,231.62</b>

<b>Long range planning fund:</b>	
UB-MM 2110062624	\$ 2,505.29
Fremont CD 12/23/05 (6-M)	\$ 8,199.55
State Farm CD 08/07/05 (6-M)	<u>\$20,917.95</u>
<b>Total Long range planning fund</b>	<b><u>\$31,622.79</u></b>
<b>Total Assets</b>	<b>\$485,828.98</b>

**MSC** to accept the financial statements for the period of August 1 – August 31, 2005.

**MSC** to accept delinquency report as of August 31, 2005.

**MSC** to accept the bank statements for the period of July 1-July 31, 2005.

**MSC** to accept the attorney report of September 6, 2005.

**BUSINESS:**

**Delegate Report:** No reports.

Water Management Chairman Don Cory gave a verbal report that the work on the aerators has been completed.

**MSC** to accept proposal of \$3,300.00 from Plahn Landscape, Inc. for increase of monthly gardening fees.

**MSC** to fine homeowner KERJOH for not complying within the original guidelines given by the Board to change the color of their home.

**MSC** to defer decision to homeowner, PITVIO, regarding a wedding reception on April 29, 2006, until a report from the Long Range Planning Committee at the October meeting of the Board of Directors.

**MSC** to change the monthly Board of Directors meeting to the second Wednesday of each month beginning in October 2005. The meeting currently scheduled for October 11, 2005 shall be changed to October 12, 2005 at 6:30 p.m. at the Clubhouse.

**MSC** that any homeowner making reservations for barbecue areas shall not have more than ten (10) guests per homeowner without Board approval.

**MSC** to cut pool monitor staff to one employee effective September 15, 2005. In addition, pool monitor to follow winter schedule at the end of September 2005.

**NEXT MEETING** is the Board of Directors Meeting on October 12, 2005 at 6:30 p.m. at the Clubhouse.

**ADJOURNMENT:** With no further business, the meeting was adjourned at 7:13 p.m.

Respectfully submitted,

NANCY HARPER, SECRETARY