

**RIVERLAKES RANCH MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 8, 2006  
MINUTES**

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**CALL TO ORDER:**

The Board of Directors meeting was called to order at 6:30 p.m. by President David Stanton 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:** David Stanton, Gayle Hafenstein, Ken Covey, Gary Pelmear, Carl Smith, and Omar Nesheiwat.

**ALSO PRESENT:** Jim Antt and Betti Keith of Pacific Management, and Jon Arie of Ed Arie Pools.

**HOMEOWNERS WHO SIGNED IN:** John Garner and Jack Mabe

**OPEN FORUM:**

Homeowners addressed the Board.

**APPROVAL OF MINUTES:**

**MSC** to approve minutes of the February 8, 2006 Meeting of the Board of Directors with the following corrections and amendments: Misspelled name, Nesheiwat; substitute Pickinpaugh for Arie bid for concrete repair in the amount of \$2,950.00; to approve the bid from Armour Welding, not to exceed \$1,800.00 for welding repairs done to the fencing

**MSC** to approve minutes of the February 8, 2006 Meeting of the Board of Directors Executive Session

**MSC** to approve action without meeting on February 22, 2006, by unanimous decision for Slater Plumbing to hook up gas line at kiddie spa in the amount of \$1200.00; Pickinpaugh Concrete for repair of the concrete at the wading pool in the amount of \$2,950.00;

**MSC** to approve action without meeting on March 8, 2006, by unanimous decision for Repair Pro to paint the meeting room, storage room, restrooms, light fixtures, all wood trim and roof over hang and barbecue patios, repaint all door jams and doors on clubhouse, and pole lights in pool area in the amount of \$5,930.00; Perfection Iron Painting to electrostatic paint the pool fence in the amount of \$6,900.00; and Armour Welding to repair and weld pool fence, including repair of north gate, and purchase and spot weld 12 fence post caps on pool fence in the amount of \$2200.00.

**FINANCIAL REPORT AS OF FEBRUARY 8, 2006**

Financial report to be mailed to Board of Directors and discussed at next Board meeting.

**MSC** to accept Delinquency Report for February 2006

**MSC** to accept Attorney Report for February 2006

**REPORT OF DELEGATES:** No report

**REPORTS OF COMMITTEES:**

**MSC** to accept Water Management Report

**MSC** to approve Design Review Committee Report for February 2006

**MSC** to close pool daily from 7:30 a.m. – 9:00 a.m. for servicing

**MSC** to accept the written report from Carl Smith of Pool Committee

**MSC** to approve purchase of replacement pool furniture, 2 chairs @\$14.00 each, 6 lounge chairs @ \$45.00 each, 5 tables @\$23.00 each, and 5 charcoal buckets @ \$5.00 each for a total amount of \$469.76, including tax.

**BUSINESS:**

Homeowner, GARJOH, addressed the board regarding portable basketball hoop. Board apologized for letter, informing homeowner that the portable basketball hoop is allowed, as long as it is off the street and sidewalk.

**MSC** to deny MABJAC request to waive pending fine.

**MSC** to authorize foreclosure on FORTON for delinquent account.

**MSC** to authorize Dave Stanton to meet and confer with ATKMAR regarding permanent basketball hoop.

**MSC** to send letter to BUCPET to reinstall fence at side yard, as it poses a safety hazard.

**MSC** to purchase steel doors at a price not to exceed \$1200.00 from Lowe's.

**MSC** to reappoint Districts 7-13 Delegates, with the change of Mary Powelson, 5503 Dockside representing District 7, and Susan Damsky, 5503 Edgewater Ct., representing District 11.

**NEXT MEETING:** The next meeting is the Annual Meeting on April 19, 2006, at 6:00 p.m. at Bimat Elementary School, followed by the Board of Directors Meeting.

**ADJOURNMENT:** With no further business, the meeting was adjourned at 8:25 p.m. Board went into executive session to discuss member discipline.

Respectfully submitted,

NANCY HARPER, SECRETARY