

**RIVERLAKES RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 12, 2005
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, Gary Pelmeur, Gayle Hafenstein, Ken Covey, and Carl Smith.

HOMEOWNERS WHO SIGNED IN: Nick Watson, Bob Girga, Eric F. Barle, Harlan Ode', Elmo and Kitty Vinas, David Hashim, Stephanie on behalf of Herbert Chavez, Saul Betten, Andrew Bransby, and Patricia Edwards.

ALSO PRESENT: Janet Kuhs of Pacific Management

OPEN FORUM:

Owners addressed the Board.

APPROVAL OF MINUTES:

MSC to approve the minutes of the September 13, 2005 Meeting of the Board of Directors and the minutes of the September 13, 2005 Executive Session.

FINANCIAL REPORT AS OF SEPTEMBER 30, 2005

Operating account:	
UB-Checking 2110012007	\$ 29,320.53
UB-MM 2110068762	\$ 23,265.06
Fremont CD 03/12/06(9-M)	\$ 21,490.44
Fremont CD 12/12/05(6-M)	\$ 21,483.53
Balboa CD 02/14/06 (6-M)	\$ 21,422.68
Balboa CD 01/05/06 (6-M)	<u>\$ 30,449.63</u>
Total Cash	\$147,431.877

Reserve account:

UB Saving 2110012422	\$109,167.97
Fremont CD 12/04/05(3-M)*	\$ 21,345.31
Fremont CD 02/13/06(6-M)	\$ 21,514.49
Fremont CD 10/11/05(6-M)	\$ 21,104.72
Fremont CD 12/29/05 (6-M)	\$ 25,352.74
State Farm CD 03/28/06 (6-M)	\$ 20,738.21
UB/CD 02/27/06 (6-M)	\$ 25,000.00
UB/CD 06/03/06 (12-M)	<u>\$ 25,000.00</u>
Total Reserve Funds	\$269,223.44

Long range planning fund:	
UB-MM 2110062624	\$ 2,505.64
Fremont CD 02/03/06 (6-M)	\$ 8,199.55
State Farm CD 08/07/05 (6-M)	<u>\$20,917.95</u>
Total Long range planning fund	<u>\$31,624.14</u>
Total Assets	\$448,279.45

MSC to accept the financial statements for the period of September 1- September 30, 2005.

MSC to accept delinquency report as of September 30, 2005.

MSC to accept the bank statements for the period of July 30-August 31, 2005.

MSC to accept the attorney report of October 4, 2005.

MSC to rollover Fremont CD for another 6 months at the existing rate of interest and the State Farm CD for another 6 months at the existing rate of interest.

BUSINESS:

Delegate Report: No reports.

Water Management Chairman Don Cory was out of town and there was no report available.

Long Range Planning Chairman Bob Girga gave a verbal report.

MSC to accept the Design Review Committee report for September 2005. (See attached)

MSC to authorize Bob Girga and Pacific Management Company to approach a concept architect and obtain plans, drawings, and costs involved in the development of the planned gazebo at the point.

MSC to approve homeowner, PITVIO, request to hold a wedding reception on April 26, 2006 at the point.

MSC to release the following bonds: Bond No. 3SM80264600, Tract 5477, Phase 3; Bond No. 3SM79929500, Tract 5477, Phase 1; Bond No. 3SM80071000, Tract 5477, Phase 2; and, Bond No. 3SM79943000.

MSC to defer Ed Arieys bid for draining of the wading pool and cleaning of the tile until bids have been obtained regarding the concrete slab in need of repair at east end of the wading pool.

MSC to obtain bids regarding reserve item repairs and maintenance needed at the beach club/pool area individually itemized and in order for presentation to the Board at the November 9, 2005 meeting.

MSC to refer homeowner to association attorney the matter of owner WATNIC building block wall at his residence to get opinion whether or not the citybuilding code supersedes the association's CC&R's and Specific Plan Design, section 4.3.1. The Board is not to take any action against homeowner without attorney opinion.

MSC to waive fees and removed from record any trash can violations for homeowner, WHIDRE.

MSC to purchase digital camera for use by the association's CC&R monitor for \$150.00

NEXT MEETING is the Board of Directors Meeting on November 9, 2005 at 6:30 p.m. at the Clubhouse.

ADJOURNMENT: With no further business, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

NANCY HARPER, SECRETARY