

**RIVERLAKES RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES**

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CALL TO ORDER:

The Board of Directors Meeting held on November 8, 2006 was called to order at 6:30 p.m. at the Clubhouse meeting room, 5100 Riverlakes Blvd. by Secretary Gayle Hafenstein

ROLL CALL OF DIRECTORS: DIRECTORS PRESENT: Carl Smith, Gayle Hafenstein, Dennis Handel, and Ron Woody

HOMEOWNERS PRESENT WHO SIGNED IN: Don Cory

ALSO PRESENT: Betti Keith of Pacific Management Company

OPEN FORUM:

APPROVAL OF CONSENT MATTERS:

MSC to approve minutes of the October 11, 2006 Board of Directors meeting

MSC to approve executive session meeting minutes of the October 11, 2006 Board of Directors meeting to file a judicial foreclosure on Tract 5152, Phase II, Lot 19

MSC to approve action without meeting by unanimous decision on October 6, 2006, to approve Paul Trower to perform a Reserve Study site inspection and accounting information for Riverlakes Ranch Master Homeowners Association in the amount of \$900.00

Financial Reports as of October 31, 2006

ASSETS	
CASH	
UB/Chk 2110012007	22,155.62
UB/Mkt 2110068762	8,352.97
Fremont CD 12/12/06 Mat. 9-M	22,098.40
Balboa CD Mat. 01/05/07 6-M	32,070.13
TOTAL CASH	84,677.12
RESERVE FUNDS	
UB/Sav 2110012422	75,969.71
Fremont CD 12/04/06 Mat. 3-M	22,384.49
Fremont CD 02/13/07 Mat. 6-M	22,423.17
Fremont CD 04/11/07 Mat. 6-M	21,870.42
Fremont CD 12/29/06 MAT. 6-M	26,400.34
State Farm CD 3/23/07 Mat. 6-M	22,102.48
UB/CD 03/07/07 MAT. 6-M	25,000.00
UB/CD 06/23/07 MAT. 12-M	25,000.00
TOTAL RESERVE FUNDS	241,150.61
LONG RANGE PLANNING FUND	
UB/Well 2110062624	24,231.19
Fremont CD MAT. 12/23/06 6-M	8,525.21
TOTAL LONG RANGE PLANNING FUND	32,756.40
TOTAL ASSETS	358,584.13
EQUITY	
BEG BAL/PRIOR EQUITY	448,200.50

RETAINED EARNINGS

-89,616.37

TOTAL LIAB & CAPITAL

358,584.13

MSC to accept financial reports for period of October 1, 2006 through October 31, 2006

MSC to accept Delinquency Report for period of October 1, 2006 through October 31, 2006

BUSINESS/ REPORTS OF COMMITTEES:

MSC to accept Attorney Report for October 2006

MSC to approve Design Review Committee Report for October 2006

MSC to approve \$25.00 fine against the following homeowner(s) for trash can violations:

MOOLES, 5227 Port Drive; NAD 62, 3001 Odessa Court; ROMLET, 8809 Winlock Street;

SAMPAU, 3405 Starside Drive; SMITHO, 8812 Winlock Street; SPOGAI, 8808 Starfish Drive;

STRKEL, 5703 Canoe Court; TODSEA, 8502 Beaver Street

MSC to approve \$100.00 fine against the following homeowner(s) for trash can violations:

CARSAN, 5719 Canoe Court; HERGUA, 3007 Loon Court; SHAMIK, 8707 Winlock Street

MSC to approve \$50.00 fine against the following homeowner(s) for landscaping/maintenance violations:

DELSAL, 3137 Neah Bay Drive; DIASTE, 9115 Jenna Kathryn Drive

MSC to approve \$100.00 fine against the following homeowner(s) for landscaping/maintenance violations:

BUCPET, 8400 Lighthouse Drive

MSC to approve \$100.00 fine against the following homeowner(s) for vehicle restrictions violations:

MCKJOE, 9008 Winlock Street

MSC to send termination letter to Arie Pool Service effective November 30, 2006

MSC to accept the pool contract from Tru-Blu Pool Service effective December 1st, 2006

MSC to approve the 2007 budget with no changes in monthly fees

NEXT MEETING: The next meeting of the Board of Directors Meeting is January 10, 2007 at 6:30 p.m. at the Riverlakes Ranch beach club meeting room at 5100 Riverlakes Blvd

ADJOURNMENT: With no further business, the meeting was adjourned at 7: 45 p.m.

Respectfully submitted,

GAYLE HAFENSTEIN, SECRETARY