



Board of Directors Meeting

March 3, 2010

1. The first 2010 River Ridge Ranch (RRR) Board of Directors (BOD) meeting began at 7:25 p.m., February 24, 2010, at the home of Lilly Kittredge.

2. Members present:

President	Pat Lisowski
Vice President, Operations	Ace Turland
Vice President, Administration	Ed Freeman
Vice President, Finance/Treasurer	Lilly Kittredge
Vice President, Secretary	Lisa Gross

Members absent: None

Others Present: None

3. Opening Remarks: Pat Lisowski welcomed new members to the board, Ace Turland, Ed Freeman and Lisa Gross. He reviewed the roles and responsibilities of board members. In particular he noted that in 2008, the former President changed the title of the Treasurer to VP Finance/Treasurer, thus expanding the role of this position. Pat proposed that all members of the board carry the designation of "Vice President" for equal status. In the absence of the President the authority for managing the board will be in this order: VP Operations, Administration, Finance and Secretary. All approved. In addition to Pat's welcome, Lilly provided handouts for new members: 1) a functional organizational chart, 2) goals and values of the association, and 3) handouts from the Association Times for background information on the role of a BOD, building a better board and understanding financials.

4. Old Business:

A. The minutes from the January 16, 2010 Property Owners Association (POA) Annual Meeting were reviewed, recommended changes made and Ace motioned to approve, Lilly seconded. Minutes will be corrected and signed and posted on the web.

B. All board members were asked to review the *Resolution to Amend the Covenants* and any recommendations for changes will be sent to Pat and Lisa. This action will be carried to the next meeting.

C. Alliance Contract. Contract paperwork reviewed by the board members including exhibits with itemized services; we will continue to use our own webmaster rather than contract with Alliance to establish and manage our website. Pat will sign for the association and submit to Alliance. |

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D. Review of the POA Annual Meeting. Food was purchased for 90 people, some were concerned that there was not enough; will take this into consideration when planning next year's meeting. Will look into decals for inside our automobile instead of outside. Next year the board will ensure the budget is mailed with the invitation. BOD meetings will be posted to the website. Next year we will have two microphones at the meeting for better audio.

5. Reports:

A. VP, Operations (Ace).

(1). Ace stated that Wil Lawrence (Lot 7 Section 1) is selling his property and provided for our consideration a grant of variance to allow for a 100 foot setback from the commons on his property. Ace clarified that the Architectural Control Committee (ACC) can not approve variances, only the BOD. Ace reviewed the correct procedures to use in asking the BOD for exceptions, all discussed the process, Pat motioned to approve, Ed seconded and the motion was passed, no opposition to grant variance. Ace will contact Will Lawrence.

(2). Roads. The pot hole in the road in front of the Gillaine's was discussed and Ace will look into seeing if it can be patched. He will contact local people who might be interested in doing this small job. He emphasized that we need to keep weeds off the roads. In addition, driving on the roads helps to pack down the chip seal – a good thing. It was recommended to continue to use Billy Harris to cut common areas.

(3). Mowing of common areas. The decision was made to continue to use Billy Harris to cut the common areas.

(4). Response to letters sent out to POA members for outstanding bonds. There are three homes in the community where bonds are still being held. Each month the BOD will track in the minutes which bonds are still active versus what's completed. This way, we will account for everyone. If a new homeowner does not provide a move-in date the ACC will work with homeowner to determine or negotiate a date. This will avoid the problem of speculating or setting an arbitrary date. The "clock starts ticking" after move-in and this date will be documented by the ACC and reviewed by the BOD.

(5). Oncor update. There is a new brief which states the staff recommended a 281 route for MMM. On April 1st the Public Utilities Commission will meet and there will be more information to follow; by law April 5th is the deadline. The group is asking for more monetary donations to cover legal fees.

B. VP, Administration (Ed). No report.

C. VP, Treasurer (Lilly):

(1). Lilly reviewed the reports received weekly and monthly from Alliance. The Planned Payment Report (PPR) is received weekly showing all checks paid. Financials received monthly for retained earnings and assets

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(1). 2010 Budget, PPR's & Financials

(2). Bank Balance. January 31: RRR capital and operating dollars balance was \$112,759.95.

(3). Assessments Status. Year 2010 is all paid; Alliance will pursue collection on one delinquent account from 2009.

D. Secretary (Lisa). A question was asked about Alliance's website that shows a homeowners association login site. River Ridge Ranch will not show up on this as we do not contract with Alliance to create and manage our web site. The RRR Website has outdated information on it and Lisa will coordinate with John Parker to update information.

5. New Business:

A. The board will be researching what is meant by a "single family dwellings" as we are concerned about adopting a narrowly focused idea of home occupants. The term "commercial activity" will also be researched and we will ask Alliance for clarification of the terms.

B. Signs. Lilly showed a mock up of the new RRR BOD sign for the entrance. Design and information was approved by the board members.

C. Calendar Events and Due-Outs. Pat provided this information (Encl 1) and Lisa will have it posted to the website under Annual Events.

D. Brian Trehan took care of issuing a new gate code for the mail carrier.

E. There was discussion about the cost of the road maintenance and how we were going to budget for the expenses. To be continued at the next meeting.

6. Pat adjourned the meeting at 10:00 p.m., thanked the board for keeping the meeting on time and discussions on target. The next meeting will be Wednesday, March 24th, 7:00 p.m. at Lisa Gross' home.

(original signed)
Lisanne G. Gross
Secretary

Minutes Approved

(original signed)
Patrick Lisowski

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President