

**T.R.C.A.
BOARD OF DIRECTORS MEETING
OCTOBER 14, 2003**

MINUTES

**THERE WILL BE NO HOMEOWNER QUESTION AND ANSWER PERIOD DUE TO
THE FACT THAT THE BOARD MEETING AND THE “MEET THE CANDIDATE”
FORUM HAVE BEEN COMBINED**

I. CALL TO ORDER

Meeting was called to order at 6:03 PM

II. VERIFICATION OF A QUORUM

A Quorum was met with the presence of Jim Houlihan, Tim Cocchia, Bill Budris, Marty Bruckner (Jill Wysolmierski arrived @ 6:15 PM)

III. APPROVAL and ACCEPTANCE OF THE SEPTEMBER 17, 2003 BOARD MEETING MINUTES

Motion made to approve the minutes as written. Motion seconded and carried

IV. FINANCIAL REPORT

Error on report was recognized and will be corrected. Request was made to have pages of all future financial reports numbered. Larger checks were reviewed. There was a large water bill attributed to three main line water breaks. Motion made to accept financial report as written. Motion seconded and carried.

V. COMMUNITY MANAGER’S REPORT

***New Building:** The footings have been laid. Next draw for the contractor is due (\$87,210) which includes the concrete work, the rest of the site prep, and the remainder of the monthly landscaping cost to maintain the trees. Community Manager reviewed the final three furniture bids. The final bid recommended is for Frank Redmond & Associates in the amount of \$75,304. Association re-visiting the drainage issue with the City of Phoenix.*

Motion made to approve the payment to the contractor in the amount of \$87,210. Motion seconded and carried.

Motion made to accept the furniture bid as presented. Motion seconded and carried. Tim Cocchia abstained from vote.

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VI. NEW BUSINESS

- **ASSOCIATION ENDORSING THIRD PARTY BUSINESS**
Discussed and not recommended

VII. OLD BUSINESS

- **SELECTION OF AUDITOR FOR ANNUAL AUDIT, tabled from September Board Meeting**
*Motion made to re-bid for auditing, accounting and taxes for next year.
Motion seconded and carried.*
- **ANNUAL MEETING**
Date: November 10, 2003
Where: North Ridge Community Church
Time: Registration @ 6:00, Meeting to begin @ 7:00 pm
Ballots are due in by close of business on Nov. 5th

Meeting to review New Guidelines is scheduled for October 30, 2003. In attendance will be the Board of Directors, Architectural Committee and Staff.

VIII. ADJOURNMENT

Meeting adjourned at 6:40 PM

APPROVED BY:

Jim Houlahan
Board President

Date

REVIEWED BY:

Marty Bruckner
Board Secretary

Date