

**T.R.C.A.
BOARD OF DIRECTORS MEETING
OCTOBER 20, 2004**

MINUTES

5:30 PM

**General discussion between Board and Architectural Committee regarding
architectural Committee Appeal(s) on tonight's Agenda**

6:00 PM

Appeals:

- **CALL TO ORDER:** *Meeting called to order at 6:05 pm*
- **VERIFICATION OF A QUORUM:** *Verification of a quorum was met with the presence of Bill Budris, Bev Montgomery, Marty Bruckner. Andrew Heckel by Proxy to Bill Budris.*
- **ARCHITECTURAL APPEAL:**
 - 32A/145: Appealing Pool Fine:** *Motion made to deny the appeal. Motion seconded and carried.*
 - 05/066: Appealing Pool Fine:** *Motion made to deny the appeal. Motion seconded and carried.*
 - 11//071: Appealing Pool Fine:** *Motion made to deny the appeal. Motion seconded and carried.*
 - 9A1/004: Appealing Commercial Vehicle Variance:** *Motion made to send the appeal back to the Architectural Committee for discussion at their meeting on October 25, 2004. Motion seconded and carried.*
- **CARRY-OVER APPEAL ON DRIVEWAY STAIN. DID WE RECEIVE RECEIPTS SHOWING ATTEMPT WAS MADE TO REMOVE STAIN?**
To be discussed in the Executive Session Board Meeting.
- **ADJOURNMENT:** *Meeting adjourned at 6:21 pm*

6:30-7:00 PM

HOMEOWNER QUESTION AND ANSWER PERIOD

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7:00 PM

GENERAL MEETING

- I. CALL TO ORDER:** *Meeting called to order at 7:04 pm*
- II. VERIFICATION OF A QUORUM:** *Verification of a quorum was met with the presence of Bill Budris, Bev Montgomery, Marty Bruckner. Andrew Heckel by Proxy to Bill Budris.*
- III. APPROVAL and ACCEPTANCE OF THE SEPTEMBER 28, 2004 BOARD MEETING MINUTES:** *Motion made to accept the minutes as presented. Motion seconded and carried.*
- IV. FINANCIAL REPORT:** *Total Operating Cash as of 09/30/04 was \$106,265.22. Total Savings was \$236,882.14. Total Other Assets was \$1,522,564.7. Reserve & Equity balance was \$1,865,712.07. New Building Income generated was \$575.00 and YTD is a little over \$3500 in rental income. Expenses attributed to the building are about \$5,000. We are operating with a net operating loss of \$1300. Motion made to accept financial report. Motion seconded and carried*
- V. COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE: Retaining wall fine, see Bd Pkt**
 - a. **Nuisance Form, see Bd Pkt: Format presented to the Board**
 - b. **Commercial Sign Package, see Bd Pkt for guidelines prepared by Community Manager & passed onto Arch. Committee: Not discussed**
 - c. **Paint Palette: Committee will be working on this project.**
- Motion made to uphold this penalty of \$100 for constructing a retaining wall without prior Architectural approval. Motion seconded and carried.*
- **CLEAN-UP COMMITTEE:** *Next clean-up is scheduled for November 20th @ 8:00 am. Tentative 2005 clean-up schedule presented. Board will review.*
 - **SOCIAL COMMITTEE:** *Couples cards started Oct. 22nd. Adults Fun Night Out is scheduled for Oct 29th @ Harold's in Cave Creek. Halloween based theme. This Christmas the Social Club has chosen the DeVereux Institute, a housing institute for abused & neglected children, to help*

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sponsor Christmas gifts for these children. Tags will be hung on the tree and homeowners can come by the Community Ctr. and pull a tag off the tree and purchase items for that particular child.

- **EVENT COMMITTEE:** *Halloween parade is scheduled for Oct. 31st @ the Community Center from 2:00 – 4:00 pm. Working on a Feb. 2005 talent show, decorating home holiday contest and Easter egg hunt. Also, looking for someone to “Chair” the Event Committee.*

VI. COMMUNITY MANAGER’S REPORT: *Sonoran Parkway is still a priority for the Association, looking for a Compliance Coordinator, 2004 Annual meeting is aggressively being worked on, considering out-going Bd. Mbr parting gifts, Nominating Committee for next year will be appointed at this year’s Annual Meeting, Commercial pkg. for new commercial business on T.R. is pending, re-opened Vanguard account and moved \$100,000 of the Reserve monies into a tax-exempt money market fund, new server is in place and running, soda machine was purchased and looking for the right placement area, loggia area has been vandalized and Police will be checking this area periodically, Attorney working on Hold Harmless Agreement, Community Manager took CAI test & waiting for results, waiting for official paperwork from developer of Tuscan Village for placing a drive-thru bank on their property, 2004 General Election will be held in the Community Room for two of our three precincts, no firm auction date for Trojan Horse property but has been approved for sale, more info needed on Skinner Drive speed bumps, looking for residents to supply art work for new building, received sixty-five survey responses out of 3400 survey’s sent, need to re-examine our return method.*

VII. NEW BUSINESS

- **BOARD TO APPROVE 2004 CANDIDATES RUNNING FOR BOARD AND ARCHITECTURAL COMMITTEE:** *Ron Donnell from the Nominating Committee presented the Nominating Report. The Committee considered the applications for the three Board positions and they are recommending five people to run. They also recommended five people to run for the two vacant positions on the Architectural Committee.*

***Motion made** to accept Joe Andrews as a nominee for a Board position. Motion seconded and carried.*

***Motion made** to accept James Houlahan as a nominee for a Board position. Motion seconded and carried.*

***Motion made** to add Trevor Wilde back to the list of nominees and accept him as a nominee for a Board position. Motion seconded and carried.*

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***Motion made** to accept Alan Witzer as a nominee for a Board position. Motion seconded and carried.*

***Motion made** to disqualify Charmayne Bodkin from being a Board of Directors nominee. Motion seconded and carried.*

***Motion made** to accept the nomination proposal from Cheryl Bess for an Architectural Committee position. Motion seconded and carried.*

***Motion made** to accept Stan Lavis as a nominee for an Architectural Committee position. Motion seconded and carried.*

***Motion made** to accept the nomination proposal from Chuck Rosendaul as a nominee for an Architectural Committee position. Motion seconded and carried.*

***Motion made** to accept the nomination proposal from Jack Samuels for an Architectural Committee position. Motion seconded and carried.*

***Motion made** to accept G. Steve Leyland for the Architectural Committee position. Motion seconded and carried.*

***Motion made** that Rick Nowell be rejected from the Architectural Committee nominations because he is also running for the Board. Motion seconded and carried.*

***Motion made** to accept the self nominated proposal from Rick Nowell for a position on the Board of Directors. Motion seconded and carried.*

***Motion made** not to accept the application for Harold Seligmann for a position on the Board. Motion seconded and carried.*

***Motion made** to disqualify the application of Al Tobey for a candidate of the Board of Directors position. Motion seconded and carried.*

- **SONORAN VISTA LANDSCAPE CHARGES:** Board decision was to track expenses for a twelve month period and to report back to the Board after the twelve month period.
- **SECURITY CAMERA'S FOR LOGGIA AREA:** Community Manager to revisit costs of gates, converting loggia to workable space and look at glass option.

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VIII. OLD BUSINESS

- **ALCOHOL IN COMMUNITY ROOM, ATTORNEY OPINION AND “HOLD HARMLESS” FORM.** Hold over from 9/04 Bd Mtg. Attorney is in process of reviewing this item. Defered to November Bd. Mtg.
- **2005 BUDGET, see Board Pkt. Hold-over from 9/04 Bd Mtg.** No action at this time. Still no firm budget costs on the Social Committee events.
- **COST ON ENCLOSING BACK OFFICE PATIO:** Community Manager in discussion with contractors on this project. Will have cost and sketch for November Board meeting.
- **COST OF POPCORN MACHINE, HIGHER THAN ANTICIPATED (\$350 (vs) \$815.20) see Bd pkt: Motion made to approve the expenditure of \$465.20 to acquire popcorn machine stand. Motion seconded and carried.**
- **LIQUID CASH OPTIONS, Andrew and Sean to discuss. See Bd Pkt.** Re-opened Vanguard account and moved \$100,000 of the Reserve monies into a tax-exempt money market fund.
- **TAX IMPLICATIONS ON HAVING A T.R. RAFFLE(S), Community Manager to discuss. See Bd Pkt:** Accountant is running three scenarios of our taxes on tax-exempt options and Community Manager will bring them back to the Board for review. Board also suggested that Community Manager visit with a SCORE representative to get a second opinion on this topic.

IX. ADJOURNMENT: Motion made to adjourn meeting at @ 8:30 pm. Motion seconded and carried.

Approved By: _____
Bill Budris, President

Date: _____

Marty Bruckner, Secretary

Date: _____