

**The Minutes of the Meeting  
of the Board of Directors of the  
Solano Verde Ranch Homeowners Association**

March 19, 2008

**Call to Order**

The following are the Minutes of the Meeting of the Board of Directors of the **Solano Verde Ranch Homeowners Association** held March 19, 2008, in Northridge, California. President, Bill Taylor noted that a Quorum was present and called the meeting to order.

**Board Members Present**

Bill Taylor, President; Steve Sharpe, Vice President; Jonathon Bergman, Treasurer; and Tom Godecki, Secretary, Michael Norstant, Member-at-Large, Also present was Michelle Atkinson of Ross Morgan and Company (RMC).

**Board Members Absent**

Steve Sharpe, Vice-President, Tom Godecki, Secretary

**Minutes**

The Minutes from the December 5, 2007 Meeting were not available.

**Treasurer's Report**

The Board reviewed the financial statements for the period ending February 29, 2008. The balances on the following accounts are as follows:

Operating Account – \$187,019.99  
Reserve Account – \$74,359.03  
Total – \$251,567.95  
Total Liabilities/Owners Equity – \$263,706.17

**President's Report**

President, Bill Taylor asked that RMC help coordinate with the implementation of a letter to the community in reference to the beautification project. RMC to generate a letter to the owners in reference to the flagging of the lots.

## **Bids/Proposals**

**Olympic Land Development, LLC.** The bid provided by Olympic Land Development LLC. included the planting of 533 trees in the common areas at a cost of \$166,362. Jonathan Bergman moved, Steve Sharpe seconded and the motion carried to approve the proposal from Spectrum Agriculture Group.

**Groundcover:** Cotton Easter ground cover will be planted. This plant needs little water and is very hardy. It's anticipated that the groundcover will fill in within two years. The project was projected to begin on March 13, 2008.

**Gate Keeper- Management** provided a proposal for \$450..0 for installation of a HUB LOCK on both sides which will assists with people releasing the manual release lever. A motion was made by Jonathan Bergman and seconded by Michael Newsstand.

**Proposed Budget 2008-** A copy of the proposed budget was issued out to the Board for review. Management reiterated the importance of the review to take place.

**Alliance Design Group-** A copy of the proposed Design Review Guidelines were issued out for the Board of Directors and the ARC to review. ARC will follow up with the finalization of the new Design Guidelines. Once these have been formally approved by the Board of Directors there will be written notice issued out to the membership 30 days before the meeting and will be formally adopted at the open meeting.

**Nextect Architects-** Management provided the Board of Directors a copy of the agreement for consulting services the agreement was limited to four to eight hours with a fee not to exceed \$1,200.00 Jonathan Bergman made a motion to approve and Bill Taylor seconded motion passed and carried.

## **OLD BUSINESS**

**Newsletter-** Management provided a copy of newsletters for the month of March and April for the Board to review.

## **DELINQUENCIES**

**Motion to Lien-** A motion to lien account number 148-9662 was presented to the Board of Directors. A motion was made by Jonathan Bergman and seconded by Bill Taylor motion passed and carried.

**Adjournment**

The meeting adjourned at 9:50 p.m

Submitted by:

Approved by:

\_\_\_\_\_  
Michelle Atkinson

\_\_\_\_\_  
Bill Taylor, President      Date  
**Solano Verde Ranch Homeowners**

**Association**

\_\_\_\_\_  
Tom Godecki, Secretary      Date