

Legend Ranch Property Owners Association, Inc.

DRAFT NOTES

The following information is provided as a service to members of the Association in the form of "Draft Notes" taken at the Board Meeting held on the date indicated. These draft notes are subject to change, and will not be deemed the Minutes for the meeting until review, changed or amended and approved by the Board of Directors. They are being made available for informational purposes only.

MINUTES BOARD OF DIRECTORS MEETING October 23, 2006

I. Call to Order

- A. The meeting was called to order by Board President Louis Peoples at 10:00 A.M. at the offices of Property Management Services.

II. Roll Call

- A. Board Members: Louis Peoples, & Michael Rankin were present. Thomas Johnson was unavailable.
- B. Guests: Michael Sawhill was present.
- C. Manager Steve Buck & Kathleen Shade from Property Management Services were present.

III. Waiver of Notice

- A. The Waiver of Notice was signed by the Board Members.

IV. Review of draft notes from the August 14, 2006 Board Meeting.

- A. A MOTION was made, (Louis) seconded, (Mike) and unanimously approved to accept the draft notes of August 14, 2006 as Minutes of that meeting with noted changes.

V. Manager's Report

- A. The Board reviewed the check registers from the Operating Account from August, 2006 through September, 2006.
- B. The Board reviewed the Income vs. Expense Report for 2006, and the Budget Comparison Report.
- C. The Assessment Payment Report
 - 1. A MOTION was made, (Mike) seconded, (Louis) and unanimously approved to make one more effort to contact the delinquent owners by phone.
- D. The Lien Authorization Report was discussed and the collection process was reviewed.

VI. Old Business

- A. The status of any "drainage Issues" regarding Lot #153 after this year's monsoon storms.
 - 1. There was some drainage that created a cavity 3 feet wide, two feet deep which starts precisely at the property line, with no indication of the source of the water that created the rut.

VII. New Business

- A. Trash Clean up & County Signs saying it's a felony.
 - 1. The Manager is in the process of contacting Mike Hendricks with Mohave County to determine if there is a possibility that the County will pay for "No Dumping" signs along Legend Ranch.
- B. A discussion on the content of the Newsletter.
 - 1. The Newsletter will be sent as the Presidents Letter with the Dues Mail-out and inform the owners that all future newsletters will be available on the web. The Annual Meeting will be held at the offices of Property Management Services.
- C. The Board discussed the road conditions and doing a 2nd grading for 2006. Mike Rankin will do a drive through and give his evaluation how many areas need attention.
 - 1. NOTE: After the meeting Mike completed his drive through and advised that no additional grading was necessary.

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D. The Budget for 2007 was discussed.

1. A MOTION was made, (Mike) seconded, (Louis) and unanimously approved to accept the 2007 Budget.

VIII Schedule the Next Board Meeting.

A. December 1, 2006 Notice of Eligibility is mailed, with a deadline of January 5, 2007 for the Letters of Interest. Meeting of the Nominating Committee between January 5 and January 19, 2007. Then January 24, 2007 Notice of the Annual Meeting is mailed.

B. February 24, 2007 at 10:00 A.M. for the Annual Meeting with a Board Meeting immediately following the Annual Meeting.

IX. Adjournment

A. There being no more business, the meeting was adjourned at 11:20 A.M.