

AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS
BRAEMAR NORTH RANCH OWNERS ASSOCIATION
NORTH RANCH COMMUNITY CENTER 1400 WESTLAKE BLVD, WESTLAKE VILLAGE CA 91362
JULY 20, 2010 AT 6:30 P.M.

NOTICE OF MEETING

This will serve as notice that a regular meeting of the Board of Directors will be held on Tuesday, July 20, 2010 at 6:30 p.m. at The North Ranch Community Center.

- | <u>I.</u> | <u>CALL TO ORDER: 6:30 pm</u> | <u>PAGE</u> |
|---------------------|---|--------------------|
| <u>II.</u> | <u>CONSENT CALENDAR: 6:30-6:40 pm</u> | |
| | A. Approval of Agenda: July 20, 2010 | ACTION |
| | B. Approval of Minutes: No minutes for June | ACTION |
| <u>III.</u> | <u>HOMEOWNER FORUM: 6:40-7:00 pm</u> | |
| | Homeowners that would like to address the board will be provided 3 minutes each to speak. A total of 20 minutes has been allocated for this forum. | |
| <u>IV.</u> | <u>PRESIDENT’S REPORT: 7:00 – 7:05</u> | |
| <u>V.</u> | <u>TREASURER’S REPORT: 7:05 – 7:10</u> | |
| | A. | |
| <u>VI.</u> | <u>COMMITTEE REPORTS: 7:10 – 7:15</u> | |
| | A. Jeff’ Report | |
| | B. Roof Log | 1-8 |
| <u>VII.</u> | <u>MANAGER’S REPORT: 7:15 – 7:20</u> | REVIEW 9-14 |
| <u>VIII.</u> | <u>PREVIOUS BUSINESS: 7:20 – 7:25</u> | |
| | A. Litigation – update | DISCUSSION |
| | B. Audit & tax returns – proposal for interim audit | ACTION |
| | 1. Robert Owens | 15-18 |
| | 2. Mark Poindexter | 19-26 |
| | 3. Schonwit and Company | 27-28 |
| <u>IX.</u> | <u>NEW BUSINESS: 7:25 – 7:30</u> | |
| | A. Resolutions to lien - None | |
| | B. Appointment of “Financial Oversight Committee” | DISCUSSION |
| | C. Garage Sale – September 2010 | DISCUSSION |
| | D. Pool Vandalism | DISCUSSION |
| <u>X.</u> | <u>CORRESPONDENCE:</u> | |
| | A. Recording Secretary, Inc. – Thank you | REVIEW 29 |
| | B. 5556 Ridgeway – thank you | REVIEW 30 |
| | C. 5718 Tanner Ridge – architectural approval | REVIEW 31 |
| | D. 5612 Glenhaven – tree removal request | ACTION 32 |
| <u>XI.</u> | <u>ADJOURNMENT / NEXT MEETING: 7:30</u> | |
| | Thursday, August 19, 2010 | |
| <u>XII.</u> | <u>EXECUTIVE SESSION: 7:30 – 8:30</u> | |
| | The Board will hold an Executive Session for the purpose of reviewing confidential information, which is only open to the Board and Management. The items may be one or more of the following: Hold disciplinary hearings; discuss violations, personnel matters; delinquencies/foreclosures/homeowner payment plans; legal issues; and formation of contracts. | |