

**MOTA RANCH OWNER'S ASSOCIATION
ANNUAL MEETING OF MEMBERS
December 11, 2006
ANNUAL MEETING MINUTES
RECONVENED**

CALL TO ORDER: 7:00 P.M. 1680 Willow Pass Road, Concord, CA. The meeting was called to order by Christie Chu at 7:00 p.m.

INTRODUCTION OF DIRECTORS AND MANAGEMENT: Board members introduced themselves. Hope Toth from CJM introduced herself.

PROOF OF NOTICE AND QUORUM: CJM announced that the required quorum of 51% in person or by proxy had not been met. All members in attendance agreed to adjourn the Annual Meeting and reconvene with the approved 25% in two minutes. At 7:08 p.m.

It was noted that Proof of notice was mailed on November 6, 2006 and 101 members were in attendance in person or by proxy.

APPROVAL OF THE MINUTES OF THE RECONVENED ANNUAL MEETING OF January 23, 2006: It was moved, seconded and unanimously carried to approve the minutes as written.

FINANCIAL STATUS: Hope Toth gave the financial report.

RESOLUTION REGARDING EXCESS ASSESSMENTS – Hope explained the Resolution and the reasons for adopting it annually.

RESOLUTION

“WHEREAS, MOTA RANCH HOMEOWNERS ASSOCIATION IS A CALIFORNIA CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF CALIFORNIA, AND WHEREAS THE MEMBERS DESIRE THAT THE CORPORATION SHALL ACT IN FULL ACCORDANCE WITH THE RULINGS AND REGULATIONS OF THE INTERNAL REVENUE SERVICE, NOW, THEREFORE, THE MEMBERS HEREBY ADOPT THE FOLLOWING RESOLUTION BY AND ON BEHALF OF MOTA RANCH HOMEOWNERS ASSOCIATION:

“RESOLVED, THAT ANY EXCESS OF MEMBERSHIP INCOME OVER MEMBERSHIP EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2005 AS DEFINED IN IRC SEC. 277, SHALL BE APPLIED AGAINST THE SUBSEQUENT TAX YEAR MEMBER ASSESSMENTS AS PROVIDED BY IRS REVENUE RULING 70-604.”

ELECTION OF DIRECTORS: Hope explained that two directors were to be elected for a two-year term. One from Single family and one from Town Homes., Joyce Judy, John

McClendon, Thomas Bjerk and Linda Reinhardt placed their names into nomination. It was moved, seconded and unanimously carried to close the nominations.

Each candidate briefly explained his or her reasons for wanting to serve on the Board of Directors.

INTERMISSION FOR COUNTING OF BALLOTS AND POTENTIAL NEW BUSINESS


Hope explained that the new election rules require that ballots be opened in plain site of members in attendance. Ballots were opened at the registration table in agreement with members present.

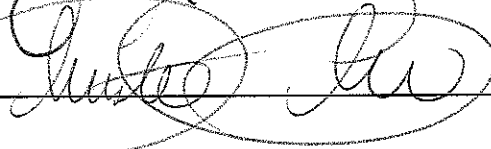
Inspectors of Election from CJM Association Services, Inc., Hope Toth, Kelly Cantu and Liz Thoeny counted and recorded the votes

ANNOUNCEMENT OF ELECTION RESULTS: It was announced that the resolution and amendment had passed. John McClendon Town Homes and Thomas Bhave Single Family Homes have been elected to two year terms.

ADJOURNMENT: It was moved, seconded and unanimously carried to adjourn the Annual Meeting at 8:10 p.m.

Prepared by: Kelly Cantu ~ CJM Association Services, Inc.

Approved by:  Date: 1-22-07

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