



Mota Ranch Reporter

Annual Meeting a Success!

INSIDE

<i>Annual Meeting Success!</i>	...1
<i>Housekeeping</i>	...2
<i>Neighborhood Meeting</i>	...2
<i>Meeting Schedule</i>	...2

President Christie Chu, at the

MRHOA

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Willow Pass Park Community Center in Concord, called the reconvened meeting to order at 7:05 P.M. President Chu introduces herself and fellow Board members: Thomas Bjerk, Don Adams, June Ratterman, and John McClendon, and manager Caroline McCormick. The Secretary certifies that a quorum is present with 93 homeowners represented by proxy or in person. The quorum requirement of 25% or 76 for a reconvened meeting is present.

GUEST PRESENTATION

President Christie Chu introduces the guest speaker from CL Sigler and Associates, Larry Lambert. Mr. Lambert presents a power point presentation noting the structural condition of townhouses: siding, trim and balconies/decks. He explains that his company was retained to update the conditions report and specifications provided approximately two years ago and solicit bids. The Board asked for bids from Sykes Construction and the previous low bidder for the project, The GB Group. Mr. Lambert reports that the costs have been received for both a full replacement of the siding (\$4.9 million) and a half replacement. (\$3.6 million). A full replacement with a man made product is estimated to last 30+ years and the partial replacement with hardboard siding is anticipated to last up to 10 years.

The next Speaker is Rolf Crocker of Community Association Banc (CAB), who introduced the preliminary financing options: the bank would provide a 15 year loan for the full replacement and a 10 year loan for the partial replacement. The members would be asked to pay a special assessment in the amount of \$10,000+ or – for either option with money from the reserves (approximately \$500,000) and the bank loan making up the balance. CAB had the best rates and options at the time. If approved the members would have some period of time to pay the special assessment, possibly as long as a year. In addition, payment plans will be considered for hardship cases.

Finally, John Gill of Hughes & Gill explains that the owners have to maintain their common property, that the board is obligated to put forth the option to do so and answers specific questions.

All in attendance agreed that the complete replacement makes the most sense. The board urges the members to vote in favor of the ballot measure when received, hopefully within the next 60 days. In the meantime, a winter “button up” of exposed areas will be completed. It is noted that those who have chimneys should have them inspected by a licensed chimney sweep to ensure that there are no perforations in the flue wall or siding and **no one should use their chimney until a chimney inspection has been done.**

The Board thanks the Siding Committee for investigating the options and working hard on the project: Michele Crawford, John McClendon, Judy Joyce, Jennifer Kearns and Jeanette Malig.

ELECTION INSPECTORS' REPORT

Inspector of Elections Association Communications Inc. Caroline McCormick, Jessica Struckman and Licia Hofmann reports that 203 owners were entitled to vote, 93 votes were cast, 15 were deemed to be void, and the members elected to serve on the Board for a period of one year: Christie Chu, Michele Crawford and Tom Spohn. Don Adams and June Ratterman were thanked for their services on the Board.

The IRS 70-604 resolution to have any excess income offset future operating increases passed 61 in favor and the minutes of the December 11, 2006, were approved with 49 in favor.

HOMEOWNERS CONCERNS

Many homeowners complimented the board and the guest speakers on providing solid information in regard to the construction issues facing the Townhomes.

Management to place a notice in the newsletter asking people to clean-up the sidewalks in front of their homes and that rotting fruit left on the ground attract rodents. Several owners ask for replacement landscaping.

Management notes that due to irrigation issues, the Board has been advised to make those repairs first prior to installing new plant material. Volunteers for a landscape committee were requested to help identify the areas in need of rehabilitation and develop a long term plan. Maintenance issues such as tree pruning, gutter cleaning, replacement street lights and replacement mailboxes are raised. Management is requested to seek more committee volunteers in the newsletter.

The meeting adjourned at 8:30

House Keeping

Just a few reminders to help keep our community beautiful:

- Rodents are attracted to rotting fruit left to decay on the ground, citrus, especially at fence height, pet food left outside, and they can enter your homes through the smallest of openings. Be sure to clean up leaves, fruit and debris promptly, and examine your home for points of entry to prevent unwanted pests.
- The sidewalks in front of the single family homes are the homeowner's responsibility. Please keep the sidewalks and gutters free from debris and landscaping so as not to impede pedestrians.
- Finally, the HOA is cracking down on stored dilapidated vehicles. All vehicles must be licensed registered and operable with current registration. If your vehicle does not meet these criterions, then please store the vehicle in the garage or off sight.
- Finally, trashcans need to be removed immediately after service to the backyard or garage and may not be stored in view.

Your cooperation is appreciated.
Thank you!

Committee Volunteers Needed

Finance Committee –

June Ratterman Chair

Landscape Committee – D&H Landscaping would like a volunteer or volunteer(s) to walk the landing monthly.

Architectural Committee – We need a committee to review applications for change form the single family homes and update the paint color schemes.

Contact Caroline@acihoa.com 672-2221

Neighborhood Meeting

We had a beautiful fall day and a good turnout for our family day in the park to raise community awareness. About 50 people attended the event held Saturday, September 29, 2007 from 1 pm — 4 pm at the park on Azores Circle. Master Chefs John McClendon and Tim Chu cooked burgers and hot dogs and attendees provided delicious salads and deserts.

The jumper was a big hit with children of all ages. We had a special visit from the Contra Costa Sheriff's Department officer assigned to our community, Deputy C. Sanders, who encouraged people to report anything that looks out of place (925) 646-2441.

Our new manager, Caroline McCormick, attended with her two children. It was a great opportunity to meet your neighbors! We plan to do it again next year.

Board Meeting Schedule

The Board elected Officers as stated on page 1 and set the first quarter meeting schedule. The Board has secured use of the Calvary Temple Church on the border of Bay Point and Concord thanks to Treasurer John McClendon. The Board meetings for 2008 have been tentatively set for the 4th Monday of the month as follows:

Monday, January 28th
February 25th
March 24th

7:00 P.M.
4725 Evora Rd