



MIRABEL

**Mirabel Community Association, Inc.
Board of Directors Minutes
Monday, February 16, 2009 – 8:00 AM
Mirabel Club – Private Dining Room**

Attendees: Nick Calise, Earl Rusnak, Stewart Morick, John Turner, and John Suppes representing the Board of Directors. Mody Gruenberg-Friedman representing CPMC.

Meeting called to order at 8:10 AM by Nick Calise.

No homeowners in attendance.

Minutes

Minutes from the January 2009 meeting were unanimously approved by the Board.

QuickPass Policies & Update

The Board unanimously approved adopting the following QuickPass Policy:

Members who drive rental cars can participate in the Transponder Loaner Program. The Association will program loaner transponders for members who rent vehicles while visiting Mirabel, for the member's use only. The member will be required to communicate their arrival and departure dates to the Association in order to have their transponder activated for each visit. The transponder will be activated for the length of the member's visit only. The member will not be required to complete a new Transponder Loaner Form for each visit, only the initial visit. The cost of a loaner transponder will be \$75.00 if it not returned or the person wishes to have their own.

Fence

Mody advised the Board that General Fence had begun constructing the fence at Stage Coach Pass Road. She stated that she had asked General Fence to stop construction as there were several issues that were of concern to her. Mody

stated that she met with Nick to review these items, and he agreed that they needed to be addressed.

Mody advised the Board that she met with General Fence and asked them to correct the following items:

- The steel pipe that the fence is being constructed with is not rusted. The material presented to the Board by General Fence was rusted pipe.
- The construction documents spec a 4 foot fence, but General Fence is building a 5 foot fence.
- The flange attachments are too small and are being attached with one bolt only.

Mody stated that she has asked General Fence to build a prototype for review by the Board before proceeding.

Management Report

The Board unanimously approved writing-off the following bad debt, as there are no excess proceeds:

- Lot 249 - \$4,276.67
- Lot 53 - \$1,031.67
- Lot 153 - \$1,821.67

The Board unanimously approved the Signature Gate Systems bid to replace the seven bad battery back-up units for the total cost of \$1,925.00 plus tax.

The Board unanimously approved the Four Peaks Tree Trimming proposal in the amount of \$3,060.00. This bid is part of the landscaping annual budget.

The Board unanimously approved the Four Peaks Colter Creek Landscape Lighting Repair Proposal not to exceed \$2,800.00. This bid will be categorized in Landscape Extras.

Financials

The Board unanimously approved transferring interest from the Builder Bond accounts into the Operating Account.

Colter Creek

After considering the costs to close down Colter Creek versus the costs of maintaining the lake, the Board decided to reconsider this matter in one year.

Mody will get additional bids for cleaning and de-silting the lake for the Board's review.

Committee Report

Communication:

No action taken.

Landscape:

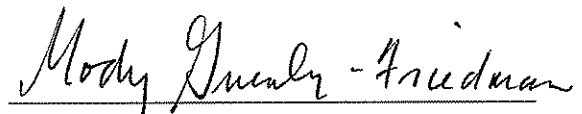
Action taken.

Finance:

Action taken.

The Annual Meeting is scheduled for Monday, March 16, 2009 at 3:00 pm at the Club. The Board will meet right after the Annual Meeting.

Meeting adjourned at 10:15 AM.



Mody Gruenberg-Friedman
Secretary of the Meeting