



MIRABEL

**Mirabel Community Association, Inc.
Board of Directors Minutes
Monday, April 20, 2009 – 8:00 AM
Mirabel Club – Private Dining Room**

Attendees: William Beckley, Philip Briggs, Nick Calise, Stewart Morick, Tammy Ramirez, Earl Rusnak, and John Turner representing the Board of Directors. Mody Gruenberg-Friedman representing CPMC.

Meeting called to order at 8:07 AM by Nick Calise.

No homeowners in attendance.

Tom Jones, Club Member, in attendance for part of the meeting.

Minutes

Minutes from the March 16, 2009 Board Meeting were unanimously approved by the Board.

Minutes from the March 16, 2009 Annual Meeting were unanimously approved by the Board.

"For Sale" Sign Policy

Nick briefly discussed Arizona Revised Statute § 33-1808(F), which governs "for sale" sign display in planned communities.

The Board unanimously approved the "For Sale" Sign Policy.

Collection Policy

Nick briefly discussed Arizona Revised Statute § 33-1803(A), which governs late charges on assessments in planned communities.

The Board unanimously approved the adopting the following Assessment Collection Policy:

Assessment Collection Policy Summary:

- Late Fee – A fee of \$15 or 10% of the unpaid assessment, whichever is greater, will be applied to the member's account.
- 30 days – Past Due Written Reminder.
- 45 days – Pre-Demand Letter and Late Fee Applied.
- 75 days – Send Pre-Lien Letter.
- 90 days – Lien Filed.

Fine Policy

The Board discussed implementing a Fine Policy for the Association. Mody, with Nick's direction, will draft a proposed Fine Policy for review by the Board during the May Board Meeting.

Design Review Fees

Effective immediately, the Board unanimously approved the following changes to the Design Review Fee Schedule for new preliminary applications to the Design Review Committee.

- Builder Bond – The refundable builder bond deposit is to increase to \$25,000.00 from \$10,000.00.
- Impact Fee – A new non-refundable impact fee of \$5000.00 for new construction. \$2,500.00 for additions/casitas 600 square feet and above. \$1,000.00 for additions/casitas less than 599 square feet and below.

Gate House Lease

Nick provided a brief description of the current lease between the Association and Mirabel Properties, L.L.C, which is due to expire in May. Nick discussed a proposed lease option that is based on a percentage of Mirabel Properties' Net Commission.

The Board unanimously approved the proposed lease. Nick will draft the agreement on behalf of the Association.

Management Report

The Board unanimously approved transferring \$75,000.00 from the Northern Trust Money Market Account to Bank of America Money Market Account.

The following Committee assignments were approved by the Board:

Communication – Tammy Ramirez and John Turner

Landscape – John Suppes and Michaelynn Robinson

Finance – Stewart Morick, Chairman, Nick Calise, Earl Rusnak and John Turner

Committee Report

Communication:

Action taken.

Landscape:

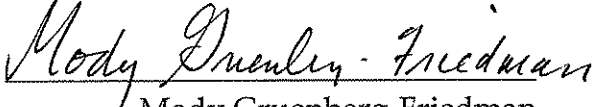
No action taken.

Finance:

Action taken.

The next Board Meeting is scheduled for Monday, April 20, 2009 at 8:00 am in the Private Dining Room at the Club.

Meeting adjourned at 11:00 AM.


Mody Gruenberg-Friedman
Secretary of the Meeting