



MIRABEL

Mirabel Community Association, Inc.
Board of Directors Minutes
Monday, May 18, 2009 – 8:00 AM
Mirabel Club – Private Dining Room

Attendees: William Beckley, Philip Briggs, Nick Calise, Stewart Morick, Tammy Ramirez, and Earl Rusnak 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.

The session started with executive session to consider advice of counsel and possible litigation.

Minutes

The Minutes from the April 20, 2009 Board Meeting were unanimously approved by the Board.

Construction Bond Policy

Nick briefly discussed the proposed Construction Bond Policy. The Board unanimously approved adopting the Construction Bond Policy.

Lot Owner Fine and Appeal Process Policy

Nick briefly discussed Arizona Revised Statute § 33-1803(C & D), which governs penalties and notice to member of violation in planned communities.

The Board unanimously approved adopting the Lot Owner Fine and Appeal Process Policy.

Allowance for Bad Debt

Mody stated that she had spoken to Laurie Heggem, the Association's CPA, in regard to better understanding the Allowance for Bad Debt account. Laurie

recommended that the Association should analyze their potential bad debt on a monthly basis and make adjustments to the Allowance for Bad Debt based on that analysis. Based on Laurie's recommendation, Mody provided an analysis for the Board to review. Mody will provide a summary of adjustments to the Board on a monthly basis.

Nick provided a brief summary of the Association's lien process.

Gate House Lease

Nick provided a brief summary of the ongoing negotiations with Mirabel Properties and Discovery Land Company on the Gate House Lease. Nick stated that the agreement is currently being reviewed by Discovery Land Company.

Construction Gate House Update

Nick provided a brief update on the status of the Construction Gate House. Nick stated that the windows and stucco are the two items that will lengthen the time of completion, as it will take approximately six weeks for delivery of the windows and the stucco has to cure for thirty days before the structure can be painted.

The Board reviewed the QuickPass Construction Guard House Installation proposal. The Board directed Mody to set-up a meeting with Randy to discuss the proposal.

Financials

Nick provided a brief explanation of the Cash Flow Statement.

Management Report

Mody advised the Board that the Association needs to purchase additional eGo Sticker Tags for the QuickPass System at a cost of approximately \$1500.00 plus taxes. In addition, Mody advised the Board that the tags are sold in quantities of 100 only. The Board unanimously approved the purchase of eGo Sticker Tags.

Stewart Morick left the meeting at approximately 9:20 am.

The unanimously approved writing-off bad debt for the following accounts:

- Lot 288
- Lot 61
- Lot 131
- Lot 309

- Lot 340
- Lot 341
- Lot 342
- Lot 343

Community Newsletter

The Board briefly reviewed the community newsletter written by Tammy Ramirez. The Board suggested sending the newsletter to members by e-mail.

Committee Report

Communication:

Action taken.

Landscape:

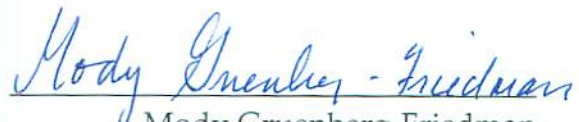
No action taken.

Finance:

Action taken.

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

Meeting adjourned at 9:40 AM.


Mody Gruenberg-Friedman
Secretary of the Meeting