

**The Rancho Tehama Association (RTA) Board of Directors Meeting Minutes**  
Tuesday, August 12, 2008

President Easton called the meeting to order at 10:00 a.m. Quorum: Sharon Easton, Penny McGee, Danny Murray, and Sheri Schultz. The Pledge to the Flag followed.

**Announcements:** The July airport report was read. Tom Gano's return from the hospital was noted. Tammie Hay, member/realtor presented a petition to call a meeting to vote on whether or not to recall the board of directors

**Guests:** Six managers from The Hignell Companies gave a power point presentation on the full management services their company provides for Homeowner Associations. Some benefits listed were: 1) Better collections will reduce delinquency factor, 2) Management will remain consistent even though Boards change, 3) Directors will receive special training in running a Homeowner Association, 4) A question and answer period followed for both members and board.

**A 10-minute Break was held:**

**Open Forum:** Anders White asked for courtesy at meetings and questioned the maintenance of a hydrant on Alpine Court.

**The Saturday, July 26 Minutes were adopted as written (McGee, Motion seconded and passed).**

**Financial Report:** The interim 6-month financial report was presented by Treasurer McGee. Total cash balance at August 11, 2008 was \$213,788.70 (reports attached).

**New Business:**

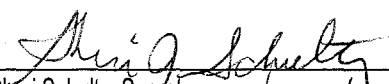
--**Architectural Committee Appointment:** Voted to appoint Roy Johnson to the vacancy (McGee; Motion seconded and passed).

--**Action Without a Meeting:** On August 5, 2008 the Board voted unanimously to put the petitioned issue (on whether or not to use ballots counted on August 2, 2008 for selecting new directors and to seat them immediately) on the upcoming ballot to be mailed October 15, 2008.

There being no further business, the open meeting adjourned to Executive Session at 10:30 AM.

**In executive session the Board:**

- Signed a 5-month \$60,000.00 contract (3-month penalty clause) with The Hignell Companies for management services to 12/31/08.
- Signed a \$120,540.00 contract (3-month penalty clause) with The Hignell Companies for management services for the calendar year 2009.
- Approved refund of two development fees.
- Approved action letters to 10 members to clean up lots.
- Voted to vacate committees until management company is up and working.
- Voted to deny a candidate's request for reimbursement of campaign funds and to respond to his filing in small claims court for the funds.
- Approved an employee review and annual raise.

  
\_\_\_\_\_  
Sheri Schultz, Secretary  
Date Approved: 8/26/08

Date: 8/18/08  
\_\_\_\_\_  
Date Corrected: \_\_\_\_\_