BULL CANYON PROPERTY OWNER'S ASSOCIATION
C/O VIP PROPERTY MANAGEMENT
SCOTTSDALE, AZ 85255

BOARD OF DIRECTORS MEETING
August 5, 2008
26546 N. Alma School Rd., Ste. 100, Scottsdale, AZ 85255

BOARD MEMBERS PRESENT:

Tom Marchant, Cheryl Boisjoli-Mills, Rudy Frame
By Phone: Alan Beekman, Lot 63
Di Norkus, Lot 68

OWNERS PRESENT:

Carol Phillips

10/14/08 9:09 Am

I. Call to Order

II. Call to Order Time 9:10 am. Review of previous minutes of March 10, 2008
- Seconded and carried.
- Annual minutes were reviewed so as to make sure they were accurate from the Spring 2008 meeting. All attendees felt the minutes were accurate and will be presented as they are drafted at the 2009 Annual meeting.

III. Board Member Rudy Frame requested that the Board consider accepting his resignation as the President of the Board and if they so requested to be off the Board completely so has not have any conflict of interests with his ownership of VIP Property Management. The Board declined the offer as they did not feel there is a conflict. The operations with VIP have been set up to limit access of funds to the Vice President-Secretary, Cheryl Boisjoli-Mills and Treasurer. Tom Marchant. All funds expended have to be transferred by one of those two officers. All policies and decisions are being made by the entire Board and to date Rudy's knowledge and dedication have served the interests of the Association very well.

IV. Review of Financial Info
$82,000 in account presently. $64,000 needed for road improvements. During discussion it was suggested that $25 late charge letter be mailed to delinquent owners. If owners need payment plan to bring account current, we would like it in writing and would hope to not go past 6 months without payment. Motion was passed for $25 late fee by Tom Marchant and seconded by Cheryl Boisjoli.

V. Old Business
- Review of task list. Jim Grider and Cheryl Boisjoli will work together to get a new grazing lease.
- Tom Marchant will get another bid for road improvement.
- It was motioned by Rudy Frame to get second bid and move forward with roads even though all funds are not in and won't go over budget. Motion seconded by Tom Marchant and passed.

VI. New Business

- New Board Member Di Norkus, Lot 68 was elected by the Board to replace resigning Board member Richard Phillips.
- Will be updating a new grazing lease, Rudy to research new leases and work with Cheryl Boisjoli-Mills and Jim Grider.
- Will be getting second bid on Road Maintenance. Rudy to research other New Mexico contractors.
- Will be getting another bid for Property Management. Board Member Di Norkus has someone to recommend and will forward information.
- Next meeting will be October 14, 2008 9:00 a.m. @ VIP Property Management

VII. Close of Meeting.

Motion to close. Motion was made @ 9:50. Seconded and passed.

Approved: _____ Date: 10/14/08