

MINUTES-TALL PINES RANCH BOARD OF DIRECTORS, HOME ASSOCIATION MEETING
Tuesday, January 11, 2011

The Board Meeting of the Tall Pines Ranch Home Owners Association was called to order by Catherine Dove, President at 7:10 pm on Tuesday, January 11 at her home. The following Board members were in attendance at the meeting:

BOARD MEMBERS PRESENT:

Pat Burch
Catherine Dove
Gary King
Larry Lawrence
Bill McCarthy

OTHERS PRESENT:

Carol Burch

REVIEW OF MINUTES

The minutes of the November 4 meeting were reviewed and modified to reflect that the HO from 18909 Pagentry Place was not present at the meeting. Minutes were approved with the modification.

FOREST SERVICE REPORT

A report about the Forest Service inspection of trees within Tall Pines Ranch Homeowners Association was provided. There were only two trees on one homesite, (843 Long Timber Lane) that were diseased. The homeowners have been informed and will take care of this prior to June, 2011.

OUTSTANDING VIOLATIONS

The outstanding violation of the parking waiver on property at 18791 Pagentry Place was discussed. The Board had extended the parking waiver subject to getting plans. The Board decided to table any action on the next waiver until the end of January, 2011.

On January 3 notice of fine went out to property listed at 18909 Pagentry Place. A fine of \$150 was added to the annual assessment. Beginning on January 14, \$10 per day will be added to the fine. A picture of the property will be taken on January 14 and photos sent to Red Oak Associates. After January 14 if there is no response from the property owner, Red Oak Associates will move forward.

WATER REPORT AND REVIEW OF CHARGES

Larry Lawrence gave an update of the water report for Tall Pines Ranch HOA. A draft letter on fines for over water usage will be written by Larry Lawrence and sent to the families who were over. Larry will pursue the water augmentation fees.

TARING ON THE ROAD

Gary King has checked with the county regarding possible repair work to the road. The county requires that they be given specific locations before doing repairs. Gary will check to see if we can mark locations with florescent paint.

MANAGEMENT RESPONSIBILITES FOR RED OAK ASSOCIATES

The Board ratified the vote on increasing the responsibilities of Red Oak Associates. This will include Covenant Enhancements.

Seconded and Approved

The Board authorized Red Oak Associates to register the Tall Pines Ranch HOA to comply with HB10-1278.

Seconded and Approved

ARCHITECTURAL COMMITTEE REPORT

There was no report to the Board. The committee will be contacted to see if there is anything to report and that should come before the Board.

TREASURER REPORT

Larry Lawrence provided a financial report (attached). The motion was made to accept the Treasurers Report as written.

Seconded and Approved

PARTY FOR THE HOMEOWNERS ASSOCIATION

The Board discussed trying to do a party for the Homeowners Association. Catherine Dove will contact the Maerkys to see if they would be interested in hosting a wine tasting event in their home on either February 25 or February 26. If this does not work, we will wait and plan a party for the summer.

The meeting was adjourned at 8:40 pm.

Respectfully Submitted:

Pat Burch