

**Minutes of a Meeting of the Board of Directors
of the Tall Pines Ranch Homeowners' Association
January 12, 2010**

I. Member Attendance and Comments

TPR HOA Members in attendance: Catherine Dove

Prior to the meeting, TPR HOA members in attendance are invited to address the Board of Directors. Mrs. Dove did not address the board with any comments.

II. Call to Order

Mr. Hicks, President, called the meeting to order at 6:34 P.M.

III. Roll Call

All directors responded to Roll Call: David Hicks, Larry Lawrence, and Stephen Polland

IV. Approval of Minutes – Board of Directors' Meeting – November 16, 2009

Mr. Polland moved the Minutes of the November 16, 2009 meeting be accepted. The motion was seconded and the minutes were approved unanimously.

V. Financial Reports

No financial reports were presented for review. There was discussion amongst the Board on option to invest TPR funds in a manner that would maximize return while ensure protection of principle. After reviewing options and rates of return, it was motion by Mr. Hicks that we invest the TPR Reserves/Well Augmentation Fund in a one-year CD Integrity Bank. The rate of return for one-year CD's currently stands at X.XX%. The motion was seconded and passed unanimously.

VI. Forest Service Inspection Results

During the annual TPR Tree Inspect by the Colorado Forest Service, Mr. Lawrence reported there were three trees found to be diseased or infected with Pine Beetle.

2 Trees on Lot 34 (807 Piney Ridge Way)

1 Tree on Lot 8 (18798 Pagentry Place)

Mr. Lawrence will contact the homeowner's regards removal of the trees before June 2010 as recommended by the Colorado State Forest Service. It was noted the trees on lot 34 have already been removed.

VII. Management Company

The Board discussed proposals received to date from prospective management companies. There is one more company, Red Oak Associates, that has been identified through a recommendation that the Board would like to get pricing and a proposal from. Mr. Lawrence will contact the company to request the information.

VIII. Outstanding Violations

Violation of CC&R's – Parking provisions
18791 Pagentry Place
825 Piney Ridge Way
861 Long Timber Lane

In anticipation of the Board adopting a new Vehicle Parking Policy, Mr. Polland motioned that the Board request the homeowners of 18791 Pagentry Place submit a written variance request to the Board in the seven days. Request to include reason for request and length of variance needed. The motion was seconded and passed unanimously.

Mr. Hicks motioned that the Board contact the homeowners of 825 Piney Ridge Way and 861 Long Timber Lane about the alleged Parking Violations to resolve before sending letters. The motion was seconded and passed unanimously.

IX. New Complaints, Alleged Violations

Violation of CC&R's - Architectural Design Guidelines and Vehicle/Equipment Parking and Storage
18650 Lake Drive

The Board discussed the received complaint and noted that the structure in question at 18650 Lake Drive had finally received ACC Approval in November 2009, so there is no current - Architectural Design Guidelines violations.

In the complaint it was noted that there is equipment being stored under the deck at the property, in violation of section 26 of the CC&R's stating that no vehicles are to be stored or parked within the Project except in a closed garage.

Mr. Polland moved the Board take the complaint under advisement and address at the next board meeting when we would again have a full complement of five members. The motion was seconded and passed unanimously.

X. 2010 Annual Assessments

The Board discussed the amount of the annual assessments. After discussion Mr. Hicks motioned to keep the annual assessments unchanged at \$375 per lot. The motion was seconded and passed unanimously.

Mr. Lawrence presented a proposal from Red Oak Associates to manage the Assessment mailing and collections for the community. Mr. Lawrence motioned to accept the proposal and enter into a contract with Red Oak Associates to manage this function for the 2010 assessments. The motion was seconded and passed unanimously.

XI. Legal Update

The Board discussed changing law firms to handle the communities' legal needs. After discussion, Mr. Lawrence motioned we appoint Steve Label, of Anderson, Dude, Bailey and Label, as the communities new legal counsel. The motion was seconded and passed unanimously.

XII. ACC Activity Report

The Architectural Control Committee reported there was no activity during the period.

XIII. Vehicle Parking Policy

The governing documents of TPR are very specific relative to parking outside garages and the intent is clear. In reviewing the governing documents and the current status of parking in the community, the Board after seeking legal counsel has decided to create a Vehicle Parking Policy that can be published to the community regards consistent and fair enforcement of this item going forward. After discussing a draft of this Policy, Mr. Lawrence will revise the language and present for further board review.

XIV. Water Usage Resolution

The Board, on recommendation from legal counsel, is drafting a Water Usage Rule and Resolution. This Resolution is aimed at ensuring the communities right to accurately read water wells as required by the State of Colorado and to establish a fine schedule in the case of over-usage of water allotment by a homeowner. This Resolution will help preserve the water rights of all residents in the community. After discussing a draft of this Resolution, Mr. Lawrence will revise the language and present for further board review.

XV. ACC Member Appointment

Mr. Lawrence nominated Kim Shugart to fill the vacant ACC position. The motion was seconded and passed unanimously.

XVI. Board Member Appointments

Mr. Hicks motioned Catherine Dove to fill the vacant position created by Cynthia Coscarelli’s resignation. The motion was seconded and passed unanimously.

Mr. Polland motioned Gary King to fill the remaining vacated position created by Candy Torrance’s resignation. The motion was seconded and passed.

XVII. Adjournment

There being no further business, the meeting was adjourned at 8:48 P.M.

Signed

David Hicks, President

___ Approved as written Date: _____

___ Approved as corrected Date: _____