

**Tall Pines Ranch
Board Meeting Minutes
January 22, 2009**

- I. Call Meeting to Order – The meeting was called to order by Board President Derek Powell at 6:10 p.m.
- II. Roll Call – Board members present were Derek Powell, Barb Schlinker, Derrell Schreiner and Priscilla Hudson. Board member Harold Blomquist was absent. Owners Letha Wilbur and ACC Member Gregg Moran were absent. Michelle Peck was present representing TMMC Property Management.
- III. Approval of Minutes
 - a. December 19, 2008 Minutes – The Board reviewed the minutes, Derek moved to approve the minutes as presented, 2nd Derrell – all in favor, motion carried.
 - b. November 19, 2008 Minutes – Derrell moved to approve, 2nd Derek – all in favor, motion carried.
 - c. November 5, 2008 Minutes – Derrell moved to approve, 2nd Derek – all in favor, motion carried.
 - d. October 11, 2008 Annual Meeting Minutes Review – The Board requested TMMC correct the owner's last name spelling. Motion to approve for presentation to the members at the next annual meeting Barb, 2nd Derrell – all in favor, motion carried.
 - e. October 15, 2008 – Priscilla will send the minutes from the meeting to TMMC for approval at the next Board meeting.
- IV. Homeowner Forum – No owner comments were offered. Barb advised that it is hard to have an owner forum if the members are not advised of the meeting. Derek suggested that Barb advise members of future meetings.
- V. Homeowner Correspondence
 - a. 844 Piney Ridge Way – The Board reviewed the letter submitted by the owner regarding covenant enforcement fines assessed to the owner's account. Derrell moved to waive the fines for the owner and close out the parking violation letters. The Board will adopt a policy defining habitual overnight parking. Upon adoption of the policy and notification of the adopted policy to the owners, the Board will then begin enforcing the parking policy. 2nd Derek – all in favor, motion carried.
- VI. Old Business
 - a. Perimeter Fencing – Gregg reported that the ACC walked around the perimeter of the community and identified the lots with existing perimeter fence. Gregg advised that most of the fence is in good condition; however, there are parts that have been removed over the years. Gregg estimated that for repairs on approximately 20 lots, which are in various states of repair, including 5 lots with only posts, it would cost approximately \$2,000 for labor and then the additional cost for materials. Gregg advised that the Board may want to not use wire due to potential liability to the HOA. The Board further discussed transferring the maintenance and responsibility of the perimeter fence to the individual owner. The Board requested TMMC contact a fence contractor to contact Gregg to discuss the project. Derek advised he will provide a copy of list of the houses affected to Barb.
 - b. Open Covenant Violations – TMMC reviewed the open violations. All parking violations will be closed per the Board's prior discussion. The Board advise that they will check on one open violation for storage of trash to determine if the violation has been resolved. Two other open violations regarding ips beetle will be followed up on in April, 2009.

- i. 18650 Lake Drive – The Board reviewed an email from ACC member David Hicks advising that the garage door modification and enclosure of the raised deck with lattice were not submitted for, nor approved by the ACC. Derrell advised he verbally approved the garage door work. The Board requested TMMC send a violation letter to the owner advising that the lattice work was not approved and that the owner needs to submit an ACC request. The Board further discussed that the owner is storing a tractor behind the lattice, which is not permitted in accordance with the Association's documents. TMMC will send a letter to the owner advising that the tractor must be stored in their garage or an offsite location.
- ii. 844 Piney Ridge Wood – The Board reviewed the email submitted by the ACC advising that in the committee's opinion the firewood stacked on the lot is being used as a barrier/fence rather than a wood pile and is in violation of the HOA covenants. Upon further discussion, the Board requested TMMC send a letter to the owner advising that a complaint has been received regarding the size and location of the firewood. The letter should advise that upon receipt of the complaint, the ACC committee evaluated the wall at the request of the Board and determined the wall appears to be a barrier/fence rather than a stack of wood. The Board requests that the wall be moved to another location in the back of the property, stacked neatly in a cord of wood rather than a wall. It was noted that if the owner would like to discuss the letter with the ACC, the committee would be happy to discuss their findings and request with the owner.
- c. Newsletter – Due to a difference in opinion, the newsletter was not sent out. The Board discussed if Harold or Priscilla would draft the next newsletter. It was determined that Priscilla would prepare a postcard size newsletter which would include the parking resolution and effective date and perimeter fencing information. Priscilla email a draft out to the Board for review.
- d. Meter Reading – TMMC advised that letters were sent to owners who were over their allotted water usage as requested by both the Board and the Water Commissioner. The Board requested TMMC send 772 Long Timber a letter requesting that they allow the Board to come back and read the meter to ensure the leaks have been repaired and their water usage within the allotted amount.

VII. New Business

- a. Legal Services and Fee Summary Agreement – The Board reviewed the agreement. Motion to approve using Hindman Sanchez Derek, 2nd Derrell – Barb was opposed, all others in favor, majority rules – motion carried.
- b. 2009 Management Contract – TMMC presented 2009 management contract. Barb moved to accept the contract as presented, 2nd Derrell – all in favor, motion carried.
- c. Next Meeting Date – The Board requested TMMC email available dates for a meeting in April or late May.
- d. Covenant Enforcement – Barb questioned when TMMC conducts an inspection does TMMC obtain Board approval before letters are sent. TMMC advised that the Board President is notified of the inspection and the Board will then verify the violation and then letters are sent out to the owner. Derek advised that TMMC will not contact the entire Board. If Derek is not available he will contact Priscilla or Derrell. Barb questioned if a committee was formed and voted on. Derek advised a committee was not voted on, nor was it required. Priscilla advised that TMMC shall contact the President of the Board and copy other Board members. Then other Board members can advise that they would be willing to review the violation. The Board clarified that if a violation is called out against an owner that there is a conflict of interest with, they should not be the one to evaluate the violation.
- e. Derek moved to remove Barb as Vice President of the Board, 2nd Priscilla – Barb felt the motion should be tabled until all members were present at the meeting. Priscilla advised that the code of conduct was discussed and agreed upon at a prior meeting and Barb said

that she was going to discuss what happened at the meeting with the members. Priscilla withdrew her second. With no second, the motion was not carried.

VIII. Monthly Correspondence

a. Financial Reports and Bank Statements

i. December, 2008 – The Board reviewed the financials and discussed questions as presented. Motion to accept the financial statements for December, November and October as presented Priscilla, 2nd Barb – all in favor, motion carried.

b. Legal Status Report – The Board reviewed and discussed the report.

c. Motion to approve ACH for TMMC's contract rate beginning in April, 2009 Barb, 2nd Derrell – all in favor, motion carried.

IX. Adjournment – Motion to adjourn Barb, 2nd Derrell – all in favor, motion carried. The meeting was adjourned 8:21 p.m.