

TALL PINES RANCH HOA
Board Meeting Minutes
February 18, 2008

- I. Call Meeting to Order – The meeting was called to order at 7:02 p.m.
- II. Roll Call – Board members present were Letha Wilbur, Derek Powell and Priscilla Hudson. Michelle Peck was present representing TMMC Property Management.
- III. Approval of Minutes – Motion to approve the January, 2008 minutes as presented Derek, 2nd Letha – all in favor, motion carried.
- IV. Homeowner Forum – No owners present.
- V. Homeowner Correspondence
 - a. 718 Piney Ridge Way – Contesting Violation Letter – The Board reviewed the letter submitted by the owner. The owner was unable to attend the meeting due to work obligations. The Board requested TMMC send a letter to the owner advising that the Board solicited legal advice on the issue. The Association’s attorney advised that the cover letter advising of the intent of the 2nd Amendment does not stand, if the covenant does not say that. The Board understands the owner’s frustration; however, the Board has the obligation to enforce the covenant uniformly. The Board advised they will enforce the covenant unless the majority of the owners advise the Board that they want the governing documents amended. TMMC will send Gary a letter and advise that following the letter if he is found in violation he will receive an escalating fine.
- VI. Old Business
 - a. HOA Trash Service – Prior to the meeting, the Board sent a survey to all owners to determine if owners were interested in using Waste Management for community wide trash collection. The survey discussed the benefits of using one provider and outlined the rate structure offered by Waste Management. The letter also noted that many of the homes in the community already used Waste Management; however, if the majority of the community were to use Waste Management, they would be offered a lower rate. The Board reviewed the owner responses from the trash survey. The Board advised they will contact owners who have not yet responded to the survey to determine their interest in using Waste Management. The Board noted that there were 8 yes responses from owners who do not currently have Waste Management, 11 yes responses from current Waste Management customers and 2 no responses. The Board advised they anticipate moving forward with Waste Management on March 1, 2008. The Board noted that the owners will not pay for the service through the HOA. The HOA is only facilitating a lower rater for owners who are interested in using Waste Management. The owner’s who do not want to switch service providers are not required to. The Board stated that Waste Management will bill the owners who use their service directly.
 - b. Covenant Enforcement – Open Violations
 - i. 18966 Pagentry Place – Vehicle Parking – The Board advised they believe the violation has been cured; however, will confirm and email TMMC.
 - ii. 18966 Pagentry Place – Trash Container Storage – The Board advised the violation has been resolved and the violation can be closed.
 - iii. 18720 Lake Drive – Soil Erosion Device – The Board advised that the house has not installed a soil erosion device and requested an intent to fine be sent to the owner.

- iv. 18595 Lake Drive – Shed – The Board advised they believe the shed has been removed. The Board will confirm if the violation has been cured and advise TMMC.
- v. 844 Piney Ridge Way – Trash Container Storage - The Board advised they will check to see if the violation has been cured and email TMMC.
- vi. Holiday Lights/Decorations – The Board requested TMMC send a letter to owners who have not removed their holiday lights/decorations. The Board advised they will notify TMMC which homes need to have a letter sent. TMMC also advised that they would conduct a property inspection.

VII. New Business

- a. Next Meeting Date – The next meeting date will be scheduled March 24th @ 7:00 p.m. at Derek's. There will be no April meeting and the May meeting will be May 5th @ 7:00 p.m. at Priscilla's.

VIII. Monthly Correspondence

- a. Financial Reports and Bank Statements – The Board reviewed the financial reports and discussed questions as presented. Motion to accept the financial statements as presented Letha, 2nd Priscilla – all in favor, motion carried.
- b. Legal Status Report – The Board reviewed the legal status report and discussed questions as presented.
- c. Unit Activity Report – The Board reviewed the UAR and discussed questions as presented.

IX. Adjournment – The meeting was adjourned at 8:32 p.m.