

**Tall Pines Ranch HOA
Board Meeting Minutes
March 27, 2008**

- I. Call Meeting to Order – The meeting was called to order at 7:05 p.m. by Board President Letha Wilbur.
- II. Roll Call – Board members present were Letha Wilbur, Derek Powell and Priscilla Hudson
- III. Homeowner Forum
 - a. Gary Wright addressed the Board regarding a covenant violation letter he received for parking his vehicle outside overnight. Gary discussed with the Board the original Board and the fact they reviewed the original documents in 2002 and the original Board made amendments to remove undesirable guidelines. Gary further addressed a cover letter that was sent with the second amendment advising of the intent of paragraph 26 of the 2nd amendment. Gary advised that the Board at the time of the 2nd amendment, missed the language in the original declaration at the bottom of paragraph 4 Dwelling Size, which states that “. . . automobiles and small boats shall not habitually be parked overnight outside of garages.” He read the cover letter sent with the 2nd amendment and stated that the community has been living under the guidelines that the cover letter outlined and if the current Board is going to change the guideline then they need to advise the community. Letha requested that Gary provide a copy of the letter to the Board for their review and for the Board to make a decision on this matter. Gary further discussed that when they moved into the property their intent was to abide by the governing documents; however, after living in the area for over a year they had to purchase equipment to maintain the lot and for snow removal. He has used such equipment for assisting other residents remove snow. Gary further commented that one of the vehicles is for his wife’s employment. Gary also stated that he has a family issue where he needs to invite his family member to live at their home and cannot due to this restriction. Gary provided additional reasons, most importantly that due to the housing market they cannot sell their house to get away from this restriction. Gary proposed that the Board re-consider their decision and advised that he would be willing to send a letter out with the Board’s permission to all of the members in the community to determine their position on this matter. Letha advised that Gary should proceed with the letter and provide it to the Board and the Board will send it out to the members.
 - b. Monica and Peter Maerky addressed the Board and discussed communication within the community. They felt that the Board should communicate with the community about neighborhood issues. The Board suggested that Monica put together a committee to work on this issue. Monica then discussed the issue of receiving violation letters for holiday lights not being removed. She advised that she has removed the lights; however, commented that they were not removed earlier due to snow and the fact that the lights were partially frozen into the gutter. The Maerky’s advised they feel to Board needs to be more reasonable in their request to remove lights when typically in January there is snow in the yards and it is not safe to remove lights on the roof line. The Maerky’s further addressed violation letters they have received regarding the trash can that they have stored on the exterior of their home. Monica advised that they have moved the trash cans and they are no longer in violation. Monica then stated that she feels that Letha’s lights are in violation. She stated that the covenants require that lights should be turned off when they are not needed. Letha advised that her lights are security lights and are necessary due to the vandalism that occurred at her home. Letha advised that their neighbor also leaves their exterior lights for safety concerns. Peter addressed further concerns with regard to the meetings being public, TMMC confirmed that the meetings are public. Peter requested copies of the minutes, agenda and

governing documents. TMMC advised that the documents are available on a website at no charge to the owner. Peter further discussed his concern with conversations with Derek. Priscilla noted that she felt that Peter was very rude in his emails to the management company. Peter advised they could take up the issue with obtaining email addresses from residents. The Maerky's requested a list of the owners in the community be provided to them.

- IV. Approval of Minutes – Motion to approve the minutes as presented Letha, Derek – all in favor, motion carried.
- V. Homeowner Correspondence – None Received.
- VI. Old Business
 - a. Covenant Enforcement – Open Violations – The Board reviewed the open covenant violations.
 - i. The Board requested a cover letter be sent to owners along with Gary's letter to owners.
- VII. New Business
 - a. 2008 Tax Return Engagement Letter – motion to accept the proposal as presented, 2nd Derek – all in favor, motion carried.
 - b. 2007 Tax Return – TMMC presented a copy of the 2007 tax return for the Board's reference. No additional action is required.
 - c. Next Board Meeting – The Board requested the May meeting be moved as Priscilla will not be available on May 5th. Priscilla advised she is available from May 6th to 16th. TMMC will email the Board with availability.
- VIII. Monthly Correspondence
 - a. Financial Reports and Bank Statements – The Board reviewed the financial reports. Motion to approve the reports as presented Letha, 2nd Derek – all in favor, motion carried.
 - b. Legal Status Report – The Board reviewed the legal status report and discussed questions as presented.
 - c. Unit Activity Reports – The Board reviewed the UAR and discussed questions as presented.
- IX. Adjournment – Motion to adjourn the meeting Letha, 2nd Derek – all in favor, motion carried.