

**Minutes of a Meeting of the Board of Directors
of the Tall Pines Ranch Homeowners' Association
April 13th, 2010**

I. Member Attendance and Comments

There were no TPR HOA Members in attendance.

II. Call to Order

Mr. Hicks, President, called the meeting to order at 6:35 P.M.

III. Roll Call

All directors responded to Roll Call: David Hicks, Larry Lawrence, Stephen Polland, Gary King & Catherine Dove

IV. Approval of Minutes – Board of Directors' Meeting – January 12, 2010.

Mr. Polland moved the Minutes of the January 12, 2010 meeting be accepted. Catherine Dove seconded the motion. The minutes were approved unanimously.

V. Forest Service Inspection Results Follow Up

The two trees on lot 34 (807 Piney Ridge Way) that were found to be diseased or infected with Pine Beetle by the Colorado State Forest Service have been removed. The tree on Lot 8 (18798 Pagentry Place) still needs to be removed. Mr. Lawrence will contact the HO in regards to the removal of the tree before June 2010 as recommended by the Colorado State Forest Service.

VI. Management Company

All board members had received a copy of the Red Oak Associates Accounting contract for review. David Hicks moved that the Board approve the contract for Red Oak to provide accounting services for TPR HOA. Larry Lawrence seconded the motion. The use of Red Oak Associates Accounting services was passed unanimously.

VII. Resolution of the Tall Pines Ranch Homeowner's Association Regarding Policies and Procedures for Usage of Water

Each and every resident of our community uses water from the Dawson Aquifer via a well permit that carries very specific obligations to the Tall Pines Ranch HOA, individual homeowners and ultimately the State of Colorado.

This is the first year the state has sent notices to HO that have used more than the allotted 146,946 gallons per year of water. Water well permits are neither guaranteed nor permanent and abuse of usage could lead ultimately, to Cease and Desist orders from the State of Colorado.

The board has posted proposed policies and procedures regarding the usage of water by the Owners to adopt a uniform fee policy for Owners who use water in excess of the maximum allotment of 146,946 gallons per year.

The proposed policy and procedure was posted on the TPR HOA website and all Owners were notified via email. Feedback from the HO was collected and reviewed by the Board.

David Hicks moved that the Board approve the resolution. Gary King seconded the motion. The board unanimously approved this resolution. Therefore this is now in effect. Notice of this will be posted on the website and due to the potential fines involved the Board agreed that this information will be included in a newsletter to be sent to all Owners.

VIII. Resolution of the Tall Pines Ranch Homeowner's Association Regarding Policies and Procedures for Parking

The governing documents of TPR are very specific relative to parking outside garages and the intent is clear. The Board previously received legal counsel and created a Vehicle Parking Policy to implement consistent and fair enforcement of this item going forward.

The board posted the proposed policies and procedures for resolution for parking on the TPR HOA website and notified all Owners via email. Feedback from the HO was collected and reviewed by the Board.

There was discussion that the Board wanted to be as fair as possible for unique situations, while at the same time implementing a procedure.

Owners that need to park outside of their garage habitually (as consistently or intermittently parking outside overnight in excess of 2 weeks) will be required to request a limited time waiver for an extraordinary circumstance. The waiver must be submitted in writing to the Board by the legal owner of the property. This request must include the reason for the request, the timeframe being requested and any additional information that would impact the Board's decision and conditions.

The Board will be the sole determinant in interpreting and approving the waiver. The Board will retain the right and power to withdraw or revoke a waiver, at any time, should the conditions under which the waiver was granted change.

The Board is requesting that all Owners request a variance independently of any complaints.

In order to monitor all pending and approved variances, Stephen Pollard recommended that the Board keep track of all parking waivers on the agenda in a section called the Covenant Variance Report.

Stephen Pollard moved that Board approve the resolution. Larry Lawrence seconded the motion. The board unanimously approved this resolution. Therefore this is now in effect. Notice of this will be posted on the website and due to the potential fines involved the Board agreed that this information will be included in a newsletter to be sent to all Owners.

IX. Architectural Control Committee

David Hicks followed up with the ACC committee and there have been no recent requests or approvals.

There are currently no new or pending requests that the ACC is working on or has approved. The Board agreed to include this information on all upcoming agenda's and meeting minutes.

The Board will request a report from the ACC a week before any future HOA meetings.

X. Outstanding Violations of CC&R's

1. **18971 Pagentry Place:** Parking Violation has been noted from previous meetings. The Board is asking the HO request a variance that includes a reason for the request and the length of time the variance is needed.

This will include the architectural plans for the garage to be built for the excess cars to be submitted to the ACC committee.

2. **825 Piney Ridge Way:** The garage door has been reported to be open during the day.
3. **861 Long Timer Lane:** The parking violation at this residence has been resolved.
4. **18650 Lake Drive-** Violation of the Architectural Design Guidelines and Vehicle/Equipment Parking and Storage. The Board discussed the fact that equipment is 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. The Board had previously approved an enclosure with lattice. The enclosure has not been completed, as the entire backside is still open and visible to other lots. Gary King will follow up and request full enclosure with the HO.

XI. New Violations of CC&R's

There were none noted.

XII. Financial Reports

Larry Lawrence did not have financial reports to present to the board as Red Oak Associates had not completed them. They will be provided to the Board when they are done and posted on the website.

Larry stated that the tax return has been completed for a fee of \$125 which saved the Board money from the previous year when it was \$300.

HOA Insurance Policies

Larry reviewed the following HOA Insurance Liability Policies with the Board:

- Liability Policy for Community (which covers a value of \$5,000 for the monuments at each entrance of the community. The premium is \$129 a year.
- E&O Board Members HOA Insurance which is \$826 a year.
- Commercial General Liability Policy which includes 2 million/1million per incident. The premium is \$98 per year.
- Commercial Crime Coverage which covers the HOA if any Board Members steal money.
- The General Liability, Property Damage and Surety policy was also renewed at a cost of \$507 as of April 1.

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All of the above policies have recently been renewed and will renew again on March 5th. The Board agreed to review the policies again in January of 2011 to see if the Board will remain with the same insurance company or if it is prudent to change carriers.

2010 Annual Assessments

The Board discussed which HO are still outstanding for the annual HOA dues that were due March 1st. (This report will be included with the minutes.)

The Board discussed that there are currently 3 homes in foreclosure and the need to put liens on these homes as the HOA annual assessments have not been paid. Larry is going to follow up and get more information on the foreclosures. The possibility of using Red Oak Associates to assist with putting liens on the home was also discussed.

XIII. HOA Newsletter

The Board discussed the need to send a newsletter to all HO to notify them about the following:

- The Vehicle Policy and accompanying Resolution
- The Water Policy and Resolution
- A reminder that any landscaping or other outdoor modifications are subject to Architectural Control approval.
- On trash day when the wind is blowing, there have been trash cans that tip over and the trash blows throughout the community. Please respect your neighbors and place your small trash and waste paper bags before putting in the street can.
- Reminder that garage doors are to be kept close throughout the day when there is no outside activity going on.
- The Black Forest Slash-Mulch Program has opened for the season effective May 1, 2010. You can take the tree/limbs that need to be cleaned up there. Go to www.bfslash.org for more information
- And finally a reminder that information on all of the meetings, schedules, minutes, resolutions and policies can be found on the TPR HOA website which is www.tallpinesranch.org

XIV. Adjournment

There being no further business, the meeting was adjourned at 7:58 P.M.

Catherine Dove, Secretary

____ Approved as written Date: _____

____ Approved as corrected Date: _____