

## TALL PINES RANCH HOA

### Board Meeting Minutes

June 22, 2009

- I. Call Meeting to Order – The meeting was called to order at 6:36 P.M. by President Priscilla Hudson
- II. Roll Call – Board members present were Priscilla Hudson, Derrell Schreiner and David Hicks. Owners present were Monika Maerky, Larry Lawrence, and Lori Powell. (Barb and Mark Schlinker arrived half way through the meeting.)
- III. Approval of Minutes – Priscilla Hudson moved to amend the minutes of the June 2<sup>nd</sup> meeting, deleting the sentence in Via “Upon completion of the discussion, Derrell’s motion was unanimously approved.” Derrell seconded. Approved unanimously. Derrell moved to accept the minutes of the June 2<sup>nd</sup> meeting as amended, David seconded, motion passed unanimously.
- IV. Old Business
  - a. Perimeter Fencing – David moved and Derrell seconded the motion to present the following for a vote at the annual meeting: “Remove responsibility for the perimeter fencing from the HOA and assign responsibility to each individual homeowner/lot owner.” The motion passed unanimously.
  - b. Clarification of Parking Covenants – David moved and Derrell seconded the motion to inform all homeowners of the following clarification by email/letter from the Board: “shall not habitually be parked overnight outside of garages” means frequently parking a vehicle or vehicles outside, whether it be everyday, a regular weekly occurrence, every other day, several times a week, the same vehicle or different vehicles.”
  - c. State Law – President Hudson read the state law as it pertains to existing violations of the covenants older than one year. All members of the board agreed that it was very unfortunate for the association that previous boards had either ignored or erroneously given permission for situations that are in fact against the covenants as

written. However, the board reaffirmed their commitment to uphold the covenants as written regardless of what has happened in the past.

d. Open Complaint Letter – 18909 Pagentry Place

David Hicks reported that he had investigated the fence in question and that in fact it was inside the setback. David moved and Priscilla seconded the motion to send a violation notification letter to the Powell's to move the fence out of the setback. The motion passed 2 to 1.

e. Open Covenant Violation – 18650 Lake Drive

Derrell reported that he had spoken with the Parkers and informed them that he needed to submit an architectural approval form to the Architectural Committee. Derrell will provide the form to Mr. Parker this week and tell him that he must submit it asap.

V. New Business

- a. Architectural Committee Appointment – Derrell moved and David seconded the motion to appoint Harold Moran to replace David Hicks on the Architectural Committee. The motion passed unanimously.
- b. Architectural Approval Form – Derrell moved and Priscilla seconded that the Architectural Approval Form be required for written approval for all exterior improvements/changes and landscaping from all homeowners. The motion passed unanimously. This information and the form will be included in the Board's letter to the homeowners.
- c. Annual Meeting – David moved and Derrell seconded the motion to hold the next Annual Meeting on October 3, 2009, 2:00 PM to 5:00 PM at the Woodmoor Barn, authorizing the expenditure of \$105.00 for rental. The motion passed.
- d. Anonymous Complaint – 18650 Lake Drive – Parking of red car  
Derrell volunteered to speak with the Parkers about this when he takes them the architectural approval form.
- e. Colorado Forest Service Tree Inspection – David moved and Derrell seconded the motion to schedule the Colorado Forest Service to inspect the trees in the association again this year on October 18, 2009, authorizing the expenditure of approximately \$180.00. The date is tentative. The motion passed unanimously.
- f. Other Business – David inquired about the proceedings related to the Jill Youngquist property. Priscilla reported that Candy Torrance had been in touch with one of the family members and that information had been given to TMMC who has passed it on to the attorneys.

- g. Complaint letter – 18881 Pagentry Place – Garage Door Open  
Priscilla volunteered to investigate this complaint.
- h. Next meeting date – The next board meeting will be held on Monday, July 27<sup>th</sup>, at 6:30 P.M at the home of David Hicks, 18590 Lake Drive.

VI. Adjournment – The meeting adjourned at 8:20 P.M.