

**Tall Pines Ranch
Board Meeting Minutes
June 23, 2008**

- I. Call to Order – The meeting was called to order by Board President Letha Wilbur at 7:03 p.m.
- II. Roll Call – Board members present were Letha Wilbur, Priscilla Hudson and Derek Powell. Michelle Peck was present representing TMMC Property Management.
- III. Approval of Minutes – Motion to approve the minutes with the correction of two owner names, Kim Schugart and Don Hudson - Priscilla, 2nd Letha – all in favor, motion carried.
- IV. Homeowner Forum – No owners present.
- V. Covenant Enforcement – Open Violations
 - i. The Board discussed open violations. The Board discussed sending out a newsletter to all owners. The Board noted that at the last meeting owners requested to be kept up on what is happening in the community. The Board discussed that in the future they would like to send email blasts out to the community but it cannot be done at this point because we do not have enough email addresses. The Board would like a note put in the newsletter that due to the cost of mailing newsletters it would be helpful if owners would like to receive email bulletins to please give your email address to TMMC. The Board also requested that the newsletter remind owners of existing violations on properties, ie. storage of trash on lots, utility trailers, campers, parking vehicles outside overnight. Also, advise that if an owner has a complaint or concern, to contact the management company. TMMC discussed a anonymous letter received regarding a covenant violation. The Board advised they would like the management company to check up on any anonymous complaints. If the complaint is valid a violation letter will be sent.
 - ii. Gary Wright – The Board reviewed the owner's request for an additional 30 day extension to sell his vehicle. The Board discussed the request and determined they would like Gary to advise the Board what action Gary has taken to try and sell the car. Upon the receipt of Gary's response, the Board will review Gary's request for an extension. The Board would like to have this response within the next five days. The Board further advised that there will be no further extensions and if they grant an extension it will not go past July 23rd. Fines will begin being assessed on July 24th if the violation is not cured.
- VI. New Business
 - a. Discussion of May 7, 2008 Meeting – Based on two owner's request at the meeting, TMMC sent certified letters to both of the owners advising of the procedure to hold a special meeting. One of the letters was signed for and

accepted by the Markey's and the letter to the Schlinker's was not signed for and at the time of the meeting had not been returned to TMMC as unclaimed.

VII. Unfinished Business

- a. Property Fence – Letha advised she has not been able to coordinate a meeting with the developer to discuss the fence. It was noted that the fence in question is falling down in several areas and it either needs to be repaired or removed. Letha proposed discussing the issue with the homeowners at the meeting. The Board requested that information be included in the annual meeting notice that will be sent to the owners. The fence is in the back of many of the perimeter lots. Letha will contact Harold to further discuss the matter and ensure the fence in question belongs to the HOA.
- b. Next Meeting Date – The next meeting is scheduled for August 28th at Derek's house. The Board further discussed scheduling the annual meeting. Derek will look in to reserving the Woodmoore Barn. Derek will advise TMMC if he is able to reserve the facility for the annual meeting in October.

VIII. Monthly Correspondence

- a. Financial Reports and Bank Reports – The Board reviewed the reports and discussed questions as presented. Motion to accept the financial statements Letha, 2nd Derek – all in favor, motion carried.
 - i. Motion to turn over the 4 delinquent accounts that have received demand letters to the Association's attorney for collection Derek, 2nd Letha – all in favor, motion carried.
- b. Legal Status Report – No legal report.
- c. Unit Activity Report – The report was presented and no questions were presented.

IX. Adjournment – The meeting was adjourned at 8:25 p.m.