

**DRAFT Minutes of a Meeting of the Board of Directors
of the Tall Pines Ranch Homeowners' Association
July 6th, 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 6:33 P.M.

III. Roll Call

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

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

Mr. Pollard moved the Minutes of the April 13, 2010 meeting be accepted. Catherine Dove seconded the motion. The minutes were approved unanimously.

V. Management Company

The owner of Red Oaks management company lost her husband two months ago and is no longer involved in the day to day of the business. Our contact, Janice remains our contact.

VI. Architectural Control Committee

David Hicks followed up with the ACC committee and there have been two requests and subsequent approvals:
18720 Lake Drive: Outdoor kitchen
18590 Lake Drive: Outdoor kitchen

Stephen Pollard noted that the Board had previously discussed that the ACC present to the Board future ACC requests. Larry Lawrence moved that the Board approve all ACC recommendations. The ACC will notify the board of all requests and recommendations. David Hicks seconded the motion. The Board unanimously approved this resolution.

VII. Outstanding Violations of CC&R's

1. **18971 Pagentry Place:** The Board received a letter requesting a variance regarding the outstanding parking violation. Stephen Pollard moved that we approved the variance. Larry Lawrence seconded it. The board unanimously approved it. David will draft a letter to the Homeowner disclosing the requirements for the variance.
2. **18650 Lake Drive-** This violation has not been followed up with as of this meeting. Gary King will follow up prior to the next meeting. (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.)

VIII. New Violations of CC&R's

1. The board discussed three violations
 - a. 861 Long Timber Lane: Parking
 - b. 718 Long Timber: Parking
 - c. 844 Piney Ridge: Trailer Storage

The Board will call all three residents and see if the issues can be resolved without sending letters.

IX. Treasury Reports

Larry Lawrence discussed the current financial statements. There was discussion about the Builder's Compliance Fees starting in 2005. There is currently \$5,000 outstanding in this account which would be homes that were built that did not receive their Builder's Compliance Fee. Instead of writing it off, Larry is going to review this further.

Larry made recommendations on two line items that we should write off: Line 220 and line 230. Larry recommended that \$20,000 be transferred to the augmentation account. A CD for 6 months is to be purchased. David Hicks moved that we approve the above. Stephen Pollard seconded it. The Board unanimously approved the above.

2010 Annual Assessments

Larry Lawrence reported that the only outstanding assessments are from 709 Piney Ridge Way and that home is in foreclosure. The Board discussed what the procedure would be for collecting annual assessments from homes that are in foreclosure. We need to be aware that the banks that own a foreclosure may not know the annual fees are due and that we don't want them to incur a monthly late fee that they are unaware of. We will make every attempt to notify the bank that they are incurring a \$25 a month late fee.

Larry Lawrence reported that there should be minimal fees owed to Red Oak for the remainder of the year. YTD we will have paid them approximately \$2,000. Next year the fee will be less as we will not have the set up fees.

Due to the considerable savings with Red Oak and the surplus we have Larry Lawrence brought up the possibility of decreasing the HOA dues. Stephen Pollard stated that he felt with the level of homes at TPR that the dues are very affordable. David Hicks reminded the Board that if we decrease them and need to increase them in the future we could only do so at 10% a year. The Board decided to wait and discuss next year.

X. HOA Annual Meeting

The Board discussed the upcoming annual meeting in October. The location is TBD. The Board discussed using Red Oaks to help run the meeting. Information will go out in the next newsletter. Two pending dates are October 16th or 23rd. The budget needs to be determined. David Hicks will be working on the agenda.

XI. 2010 Well Readings

The Board discussed that the new well readings need to be done in October. The new Board would be responsible for this.

XII. Adjournment

There being no further business, the meeting was adjourned at 8:27 P.M.

DRAFT

Catherine Dove, Secretary

____ Approved as written Date: _____

____ Approved as corrected Date: _____