

TALL PINES RANCH HOA

Board Meeting Minutes

August 25, 2009

- I. Call Meeting to Order – The meeting was called to order at 7:16 PM by President Priscilla Hudson
- II. Roll Call – Board members present were Priscilla Hudson, Derrell Schreiner and David Hicks. Owners present were Peter Maerky, Monika Maerky, Candy Torrance, Gary Torrance, Larry Lawrence, Reesa Hicks, Barb Schlinker. Paul Coscarelli arrived after the meeting started.
- III. Approval of Minutes – Derrell Schreiner moved to accept the minutes of the June 22nd meeting and David Hicks seconded. Motion passed unanimously. Derrell Schreiner moved to accept the minutes of the January 22nd meeting, as corrected, and Priscilla Hudson seconded. Motion passed unanimously. (The correction deleted the sentence “Barb will notify the affected owners.” From Section VI, a.)
- IV. Old Business
 - Open Violation – Parker/Architectural Approval
No response from Parkers so the next step is a fine letter.
 - Open Violation – Powell/Fence in setback
After board investigation, the fence is in the setback and less than a year has passed since construction. Next step is a fine letter.
 - Open Violation – Schultze/Parking
Schultze’s have requested a hearing. David Hicks will contact them.

Proposed Amendments

David Hicks moved and Derrell Schreiner seconded the motion to provide by mail ballot to all homeowners these amendments to the By-Laws and Rules and Regulations (underlined bold type indicates new language). The motion passed unanimously.

“Article 4 Section 4.2 By-Laws Board of Directors Number and Qualification
The Board of Directors shall be composed of five (5) persons elected from among the Owners, as provided in the Articles. **In the case where there are not five (5) volunteers or nominations, the board may instead be made up of three (3) persons elected from among the Owners.** In the case of Declarant or other corporate or partnership Owners, the officers, directors, employees, partners or agents of such entities maybe members of the Board. The number of directors may be increased or decreased by amendment to these Bylaws; provided however, that the number of directors shall be either three (3) or five (5). **Any vacancies will be filled at the earliest possible time by appointment or election.**”

“Article 4 Section 4.6 Election and Term of Office

Members of the Board of Directors shall be elected by a majority of the Owners voting at the annual meeting of the members of the Association.

When the Board of Directors is five (5) in number, terms of three members of the Board of Directors shall expire in one year and the terms of the other two directors in the following year. **When the Board of Directors is three (3) in number, terms of two members of the Board of Directors shall expire in one year and the term of the other one director in the following year.** Despite the term limitation set forth herein, the term of any one director shall continue until such director's successor is duly elected and qualified, unless such director is removed in the manner hereinafter provided. At each annual meeting the members shall elect the same number of directors whose terms are expiring at the time of each election for a two (2) year term.

Covenant Amendment – Perimeter Fence, Section 15(1)

Delete the following sentence: **and shall be maintained by the Homeowner's Association.”**

Replace with: **“Existing barbed wire fencing surround the subdivision shall be allowed to remain in place, however it may be maintained with consistent materials or removed at the discretion of the homeowner/lot owner.”**

COVENANT AMENDMENT – Animals, Section 28

Delete the following: **“will be at least five feet (5') high and constructed of solidwood or masonry. Colors will be compatible with the main dwelling. Proper maintenance is required. Such fences”**

Replace with: **“Fences for animals must be pre-approved in writing by the Committee...”**

Annual Meeting: Elections will take place for 4 board positions: 2 for one year and 2 for 2 years.

It was decided, after hearing suggestions from the homeowners in attendance, to include “pro” and “con” statements for each proposed amendment on the ballot.

V. New Business

Approval of Financial Period Ending 5/31/09

David Hicks moved and Derrell Schreiner seconded the motion to approve the report. The motion passed unanimously.

Well Readings 2009 – Derrell Schreiner moved and David Hicks seconded the motion to mail postcards to all homeowners asking them to report individual well readings by return mail/email. Postcards will be sent out by September

15, 2009 and readings must be reported no later than October 15, 2009. The motion passed unanimously.

VI. The meeting adjourned at 8:28 PM.

Respectfully submitted

Priscilla Hudson

President, Tall Pines Ranch Homeowners Board of Directors