

**TALL PINES RANCH HOA**  
**Board Meeting Minutes**  
**August 28, 2008 7:00 p.m.**

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- I. Call Meeting to Order - The meeting was called to order by Board President Letha Wilbury at 7:00 p.m.
- II. Roll Call – Board members present were Letha Wilbur, Derek Powell and Priscilla Hudson. Michelle Peck was present representing TMMC Property Management.
- III. Approval of Minutes – Motion to approve the minutes as presented Letha, 2<sup>nd</sup> Derek – all in favor, motion carried.
- IV. Homeowner Forum – No owners were present.
- V. Old Business
  - a. Covenant Enforcement – Open Violations – The Board discussed the open violations and commented on the continuing problem with owners parking vehicles outside overnight. The Board provided additional information showing vehicles that were parked outside overnight and requested TMMC send violation letters to each of the homes.
- VI. New Business
  - a. 2009 Proposed Budget – The Board reviewed the proposed budget and discussed questions as presented. Motion to approve the budget for ratification by the members at the annual meeting Letha, 2<sup>nd</sup> Derek – all in favor, motion carried. The budget will be included with the annual meeting notice.
  - b. 2008 Annual Meeting – The Board discussed the annual meeting notice and agenda. It was noted that Letha’s position is up for election this year. Letha advised that due to personal reasons she would not be running for the Board again. TMMC will mail the annual meeting notices to members in September.
  - c. Change of Bank Ownership Informational Letter- TMMC presented the Board with a letter advising that the Association’s bank is now owned by Mutual of Omaha. No additional action is required.
  - d. 2008 Well Readings – The Board discussed well readings for 2008. The Board advised that they would like TMMC to include information in the annual meeting notice regarding the well reading requirements. It was further noted that the Board will schedule meter readings in the first two weeks in October.
- VII. Monthly Correspondence
  - a. Financial Reports and Bank Statements - Motion to accept the financial statements as presented for both June and July, 2008 Derek, 2<sup>nd</sup> Letha – all in favor, motion carried.
  - b. Legal Status Report – The Board reviewed the legal status report and discussed questions as presented.
  - c. Unit Activity Report – The Board reviewed the unit activity report. No questions were presented.
- VIII. Adjournment - The meeting was adjourned at 8:20 p.m.

**Next Meeting**  
**ANNUAL MEETING**  
**OCTOBER 11, 2008 @ 6 – 9 P.M. @ WOODMOOR BARN**