

**MINUTES-TALL PINES RANCH BOARD OF DIRECTORS, HOME ASSOCIATION MEETING**  
**Wednesday, September 7**

The Board Meeting of the Tall Pines Ranch Home Owners Association was called to order by Gary King, President at 7:05 pm on Wednesday, September 7 at the home of Bill McCarthy. The following Board members were in attendance at the meeting:

**BOARD MEMBERS PRESENT:**

Pat Burch  
Catherine Dove  
Gary King  
Larry Lawrence  
Bill McCarthy

**OTHERS PRESENT:**

Carol Burch

**REVIEW OF MINUTES**

**MOTION:** To approve the minutes of the July 12 meeting.

**Seconded and Approved**

**OUTSTANDING VIOLATIONS**

Four separate reports of violations were reported to one of the Board members. Three of these reports involved vehicles parked outside for an extended period and one involved a report of more than one car parked outside. The Board discussed the procedure for handling complaints and determined that any complaints of violations to a Board member would be referred to Janice McClain at Red Oak, Property Management Company for Tall Pines Ranch Home Owners Association. As the Board President, Gary King will then follow up with the property management company.

The waiver to allow one car outside for 18791 Pagentry Place was previously extended until October, 2011. The homeowner will be asked to attend a special Board meeting to discuss parking violations and a waiver extension. The meeting will be scheduled for Thursday, September 12 at the homeowner's home if that is agreed upon by the homeowner.

**BUCKINGHAM LETTER**

Larry Lawrence reported that legal expenses had cost the Home Owners Association less than \$1,000. Covenant management expenses through June were \$1,790.54.

**WATER READINGS**

The Board discussed how to get information on water readings for each home in the Homeowners Association. It was decided to include information about the water readings in the mailing that would be sent out prior to the annual meeting.

**ANNUAL MEETING**

The annual meeting of the Tall Pines Ranch Home Owners Association will be Tuesday, October 11 at 7:00 pm. Gary King will reserve the Barn for the meeting.

## **ELECTIONS**

As the Board Secretary, Pat Burch will check the Home Owners Association Bylaws to review elections and what positions are up for re-election.

## **LENARD GIFT CERTIFICATE**

The Board discussed how they could appropriately do a thank you for Mr. Lenard.

**MOTION:** To give a \$200 gift certificate to the Famous Steakhouse to Mr. Lenard for the work he has done for the Homeowners Association.

**Seconded and Approved**

## **FORESTRY INSPECTION**

Bill McCarthy will check on potential companies that could do inspections and will report back to the Board at a future time.

## **NEWSLETTER**

Board members will submit articles that can be included in a newsletter to go out to all homes in the Homeowners Association.

## **STREET REPAIRS**

Pat Burch has confirmed with the County that they are aware of the request from the Tall Pines Ranch Homeowners Association for street repairs. The County has this request on their list but will not confirm when repairs can or will be done.

## **NEW NEIGHBORS**

Larry Lawrence confirmed that new neighbors have moved in to the home at 18825 Pagentry Place.

## **ADJOURNMENT**

The meeting was adjourned at 9:00 pm.

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Carol Burch