

**TALL PINES RANCH HOA**  
**Board Meeting Minutes**  
**November 19, 2008**

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- I. Call Meeting to Order - The meeting was called to order by Board President Derek Powell at 1:00 p.m.
- II. Roll Call – Board members present were Derek Powell, Priscilla Hudson and Barb Schlinker. Michelle Peck was present representing TMMC Property Management. Owner Larry Lawrence, Letha Wilbur, David Hicks and Derrell Schreiner were present. Owner Harold Blomquist later joined the meeting.
- III. Number of Board Members – Derek motioned to appoint two additional members to the Board of Directors until the next annual meeting, after a discussion the motion was seconded by Priscilla. Barb opposed the motion as she believes appointing two additional members to the Board requires an amendment to the Bylaw. The majority rules and the motion was passed. Priscilla moved to nominate Derrell Schreiner and Harold Blomquist to the Board, 2<sup>nd</sup> Derek – all in favor, motion carried.
- IV. Pine Beetle Discussion – The Board discussed the Colorado Forestry Department evaluation of the trees in the community. It was noted that the Forestry Department determined there were 4 lots with trees that were infected with the Pine/ips beetles. TMMC advised that each of the owners of the lots were sent letters advising of the evaluation and of the Forestry Department's recommendations to remove the trees. TMMC advised that at the time of the meeting, two of the owners had confirmed that they had removed the infected trees. The other two owners had not complied. It was noted that one of the lots was in foreclosure. The Board determined that as authorized by the Association's Declaration's they would proceed with removing the infected trees. The Board further requested that TMMC send a letter to the other owner requesting the infected trees be removed as indicated by the Forestry Department's evaluation.
- V. 2009 Management Contract – The Board requested TMMC email a copy of the proposed contract for the Board's review.
- VI. ACC Committee Appointment – Derek suggested the appointment of 3 members to serve on an ACC Committee. Derek recommended David Hicks, Ruben Dinkel and Gregg Moran. The Board discussed Derek's suggestion. The Board agreed to the appointment of the 3 members.
- VII. Perimeter Fence – The Board discussed the barbed wire perimeter fence that has been up since prior to the community's inception. It was noted that the fence is in various stages of repair and is a liability to the Association. The Board discussed whether the fence should be removed or repaired/replaced and if the fence were repaired/replaced if the Association could then transfer ownership and responsibility of the fence over to the owner. Barb noted that this would be a change to the Declarations and would require an amendment. The Board discussed amending the Declarations to address the responsibility of the barbed wire perimeter fencing. Priscilla moved to have the ACC evaluate the condition of the fence and report their findings to the Board, 2<sup>nd</sup> Derrell – all in favor, motion carried.
- VIII. Well Readings – The Board reviewed the well readings for 2008. The Board requested TMMC send an informational letter to the owners who are over their allotted usage advising them of their overage. The Board further discussed including information in a future newsletter regarding the well reading process and usage information.
- IX. Newsletter – The Board discussed that Priscilla would author the first newsletter. Priscilla advised she would prepare the newsletter and send it to the Board for their review.
- X. Association Resolution/Amendment to Documents – Derek recommended amending the documents to clarify the parking resolution. Upon further discussion this item was tabled.
- XI. Open Covenant Violations – TMMC reviewed the open violations with the Board. TMMC also reviewed two complaints received regarding 844 Piney Ridge Way for their wood pile. The Board determined they would have the ACC evaluate the wood pile to determine if the wood is a pile of

wood or rather is being used as a fence/barrier. It was noted that the wood is visible from the road; however, if the ACC needs to obtain access to the property they will contact the owner.

- XII. Holiday Lights – The Board discussed what is an appropriate time frame to allow holiday lights to be up. Barb felt this issue needed to be addressed by a document amendment and that the Board could not make a rule regarding this matter. Derek moved that the Board recommend to owners that holiday lights could be put up 1 week prior to Halloween and should be taken down by January 31, weather permitting, 2<sup>nd</sup> Harold – all in favor, motion carried.
- XIII. Board Contact with Management Company – Derek proposed that no one Board member acts on behalf of the Association individually. Derek further proposed that the Board discusses items and then one representative of the Board contacts TMMC with the Board's request. Derek proposed as the Board President that he be appointed the point of contact. The Board agreed to have Derek be the main contact with TMMC.
- XIV. Board Conduct – The Board discussed Board member conduct and that Board email should not be distributed to the owners in the community. It was further discussed that if a Board member is going to record the meeting that the Board member must first advise the rest of the Board before doing so.
- XV. Newsletter – Derrell moved that Harold author all other newsletters after Priscilla's next newsletter, 2<sup>nd</sup> Priscilla – all in favor, motion carried.
- XVI. Next Meeting – The next meeting of the Board was scheduled for January 22, 2009 at 6:00 p.m.
- XVII. Adjournment – The meeting was adjourned at 3:45 p.m. All old and new business as well as the monthly reports were tabled due to lack of time.