

TALL PINES RANCH HOA
Annual Meeting Minutes
October 13, 2007

- I. Call to Order – The meeting was called to order at 12:07 p.m. by Board President Letha Wilbur.
- II. Determination of Quorum – TMMC verified that the quorum requirements per the governing documents had been fulfilled. Quorum required (13) members to be present either by proxy or in person. There were 15 members present and 4 members represented by proxy.
- III. Meeting Conduct Resolution Review – TMMC reviewed the resolution adopted by the Board in accordance with state law.
- IV. Approval of 2006 Minutes – Motion to approve the 2006 annual meeting minutes Kristin, 2nd Harold – all in favor, motion carried.
- V. President's Report
 - a. Procedure for Owners Filing Covenant Violations - Letha discussed with the members the violation letters that had been sent out and resolved. Letha advised the members that if they have a complaint that it must be submitted to the management company in writing.
 - b. Water Well Readings & Fines – Letha advised that the Board has reviewed with legal counsel fining owners who are over their allotted water usage. Letha advised that the Board has been advised they cannot assess fines unless they were to change their governing documents. However, the county can and may impose fines for owners who are over their allotted usage. Letha advised that the Board is concerned that if the community is over their allowed annual usage a well will be required to be installed per county and state requirements. If this were to happen each owner would be assessed for the cost of the installation of the well. Letha advised that she is in the process of reading the wells and the annual report will be submitted to the county at the end of the month.
 - c. Governing Document Amendment Discussion – Letha stated that at this time the Board is not going to approach this issue. Letha advised that if there are provisions that owners want changed it would be required to go through a voting process and would also required to go through legal counsel.
- VI. 2008 Budget Ratification – TMMC reviewed the income and expenses for 2007 and the proposed 2008 budget. TMMC discussed questions as presented. Motion to adopt the budget as presented Harold, 2nd Chris – all in favor, motion carried.
- VII. Election of Directors – TMMC advised that there were two positions up for election. TMMC thanked Gary and Derrell for their time on the Board. The position would be for a three year term. TMMC questioned if there were any nominations or volunteers who would be interested in running.
 - a. Letha advised that Derrick Powell was unable to attend the meeting, but advised he would like to run for the Board.
 - b. John nominated Derrick Powell, who accepted the nomination by proxy.
 - c. Priscilla Hudson volunteered to run for the Board.
 - d. Carol nominated Derrell to run for another term – Derrell accepted the nomination.
 - e. Harold nominated Gary to run for another term – Gary declined the nomination.

- f. Ron moved to close the nominations. TMMC confirmed there were three candidates running for two positions. As such, a secret ballot would be held. TMMC had two volunteers (Carol Morris and Reesa Hicks) tabulate the ballots.
- g. Election – Results of the election were Derrick Powell and Priscilla Hudson were elected to the Board.

VIII. Open Forum – An open forum of the members was held. The following topics were discussed:

- a. A member suggested a newsletter to advise members of what is happening in the community.
- b. It was suggested for members to ensure they have provided their correct phone number and email address to TMMC.
- c. Letha advised the Board would like to form committees for entertainment, etc. and requested if anyone were interested to sign up on the sheet after the meeting.
- d. Snow Removal – Kristin discussed the problems she had with getting out of the community last year due to the snow. She advised that she thought they were on a school route; however, has since found out that it is not a priority route. She stated she presented a request to the Board for snow removal, which the Board rejected. Upon further discussion Letha advised the members that the HOA is not able to take any action on county streets; however, if there were other members who would be interested in having snow removed from their house out to Highway 105 to contact Kristin.
- e. The members discussed the death of a resident in the community. The members discussed if there was anything they could do to help the member.

IX. Adjournment – Motion to adjourn Letha, 2nd Derrell – all in favor. The meeting was adjourned at 12:05 p.m.