

TALL PINES RANCH HOA
2008 Annual Meeting Minutes
October 11, 2008

- I. Call to Order – 6:00 p.m. – The meeting was called to order at 6:22 p.m. by Board President Letha Wilbur.
- II. Determination of Quorum – TMMC advised that there were 26 members present and 15 members represented by proxy, therefore, quorum was attained.
- III. Purpose of Meeting & Meeting Conduct Resolution Review – TMMC introduced the members of the Board and TMMC. TMMC advised the members of the purpose of the meeting and reviewed the meeting conduct resolution.
- IV. Approval of 2007 Minutes – Motion to approve the minutes from the 2007 annual meeting with the noted correction to Section VII. Election of Directors, 2nd sentence, which should read as follows: The position would be for a TWO year term. Motion to approve as corrected Derrell Schreiner, 2nd Gregg Moran – all in favor, motion carried.
- V. President's Report – Letha Wilbur addressed the members regarding recent letters that have been anonymously circulated throughout the community. Letha further discussed covenant enforcement. Letha discussed the responsibility of the members and the Board and outlined that if owners are unhappy with the covenants, it is the members who have to vote to change them. The Board does not have the ability to amend the covenants. Letha highlighted this year's accomplishments and thanked those involved with hosting the last holiday party.
- VI. 2009 Budget Ratification – TMMC reviewed the income and expenses for 2008 and the proposed budget for 2009. TMMC discussed questions as presented. Motion to adopt the budget as presented Harold Moran, 2nd Mr. Pomphrey – all in favor, motion carried.
- VII. Board Member Responsibilities & Election Guidelines – TMMC discussed the Board Member Responsibility handout and explained the election process.
- VIII. Election of Directors – Barb moved to increase the Board members from 3 to 5, 2nd Candy Torrance. TMMC allowed owners to speak in favor, opposed and neutral to the issue. Upon further discussion from the members Doug Garner moved to amend the agenda to allow the members to discuss increasing the Board from 3 to 5, 2nd Kim Shugart, all in favor – motion carried. The members further discussed increasing the Board from 3 to 5 members. TMMC advised that they did not believe this was the correct legal procedure. The members noted that the vote to increase the members would be subject to legal counsel review following the meeting. As such, a vote of the members was taken to increase the Board from 3 to 5 members, 31 members voting in person and by proxy were in favor of increasing the Board to 5, 10 members were opposed – majority rules and the motion was passed. With the following motion being passed, TMMC discussed that there were now 3 open Board positions rather than 1; however, 2 of the positions were still subject to legal review

of the increase of the Board members. As such, it was determined the ballots would be cast as follows: the single line on the ballot would be for the official 1 opening on the Board, members would write in their candidate for the member who they would like on the Board which would not be removed if the increase of the Board were found to be void. The members would write two names below the line of members who they would like to vote to the two newly created Board openings.

- a. Nominations from the Floor – The following candidates were nominated to run for the Board of directors.
 - i. Harold Blomquist
 - ii. Gary King
 - iii. Barb Schlinker
 - iv. Derrell Schreiner
 - v. Kim Shugart
 - vi. Cynthia Coscarelli
- b. Candidate Introduction – Each of the candidates provided a brief introduction of themselves and why they are interested in running for the Board.
- c. Election – The members cast their ballots. TMMC solicited three volunteers to count the ballots. The ballot counters were Larry Lawrence, Henry Soto and Carol Morris. The owners were advised that while the ballots were being tabulated, the meeting would be moved to the owner forum.

IX. Open Forum

- a. The members were advised that the Colorado Forest Department would be on the property October 14th to evaluate the trees in the community.
 - b. The members discussed the well readings and were advised that the Board would be contacting owners to schedule their well reading in the next few weeks.
 - c. Members further discussed trash removal, requested a neighborhood directory, discussed the community establishing conduct guidelines for email communication, discussed the process for notifying the management company of violations and how the management company enforces covenant violations, the violation letter process and the authority to enforce as allowed by the Association's Covenant Enforcement Policy and the Declarations.
- X. Election Results – Members were advised that the newly elected permanent member to the Board for a two year term was Barb Schlinker. Harold Blomquist and Kim Shugart were elected to fill the two newly created positions pending legal review.
- XI. Adjournment – A motion to adjourn the meeting was made by Mr. Pumphrey, 2nd Derrell Schreiner – all in favor, motion carried. The meeting was adjourned at 8:09 p.m.