

Tall Pines Ranch HOA Meeting
November 4, 2010
718 Long Timber Lane (Burch Residence)

The Board Meeting of the Tall Pines Ranch Home Owners Association was called to order by Larry Lawrence at 7:00 pm on Thursday, November 4 at the home of Pat and Carol Burch. 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
David Hicks
Reesa Hicks
Monica Maerky
Stephen Pollard

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 PM and a roll call was done.

JULY 6th 2010 MINUTES

The minutes from this meeting were approved.

ELECTION OF OFFICERS

The following persons were elected to office:

Catherine Dove, President
Pat Burch, Secretary
Larry Lawrence, Treasurer
Gary King, Vice President
Bill McCarthy

TREASURERS REPORT

There were no updates and no bills to discuss.

OLD BUSINESS

VIOLATION OF COVENANTS

18909 Pagentry Place has not corrected their covenant violation as of today's meeting.

MOTION: The Board will move forward on sending a letter on violation of the Association Covenants to 18909 Pagentry Place.

Seconded and Approved; 1 Abstention from Larry Lawrence

DISCUSSION ON PARKING WAIVER

The Board discussed the parking waiver for 18791 Pagentry. Currently the waiver to park outside at night will expire on January 5. At this point no architectural plans have been submitted to the Architectural Review Committee or the Board.

MOTION: The Board will move forward and request 18791 Pagentry to provide plans for a garage or a lift by December 1st.

Seconded and Approved

NEW BUSINESS

MANAGEMENT COMPANY

The Board discussed performance of Red Oaks as the Management Company for the Home Owners Association.

MOTION: To continue to retain Red Oaks as the Management Company.

Seconded and Approved.

MOTION: To use Red Oaks in matters of covenant violation after a phone call has been made and a courtesy letter sent.

Seconded and Approved

WELL READINGS

David Hicks reported on well readings and houses that have not yet submitted well readings. Board members volunteered to follow up with those who had not yet submitted their well readings.

ARCHITECTURAL REVIEW COMMITTEE

MOTION: To reappoint the same individuals (didn't get the names) to continue on the Architectural Review Committee.

Seconded and Approved.

TREE INSPECTION

Larry Lawrence will schedule tree inspection. The Board discussed the importance of notifying home owners in advance of the tree inspection and how this should be handled.

MOTION: To have the State Forestry Department do the tree inspection.
Seconded and Approved

MOWING POLICY

The Board discussed whether there should be a mowing policy for vacant lots. Gary King will contact the county to have the county evaluate whether there are noxious weeds on vacant lots.

ANNUAL DUES

There was discussion about the amount of dues currently collected for the Homeowners Association fee should be changed in any way. Ideas were also presented on how some of the money might be spent. Discussion on the possibility of having a social was tabled.

MOTION: To maintain the annual dues at \$375.
Seconded and Approved

NON BOARD VOLUNTEER POSITIONS

The following appointments were made by the Board:

Well Water Readings—David Hicks

Water Research and Augmentation—Larry Lawrence

Quarterly Newsletter—Catherine Dove

Owner Greeter and Information Update—Bill McCarthy

NEW ISSUES

Gary King will contact the county to check on maintenance of county roads as there were concerns expressed about cracks in the streets. The perimeter fence issue will be a future item of discussion. Larry Lawrence will contact Janice at Red Oaks to discuss a possible bill that will require Home Owners Associations to register (?).

FUTURE MEETING DATES

The Board scheduled the following meeting dates for future Board meetings:

January 11—At Catherine Dove's home

April 12—At Bill McCarthy's home

July 12—At Pat Burch's home

October 11- This is the Annual Meeting - TBD

The meeting was adjourned at 9:00 pm

Respectfully Submitted

Carol Burch