

Tall Pines Ranch HOA
Board Meeting Minutes
June 26, 2013
18825 Pagentry Place

- I. Call to Order – The meeting was called to order by Board President David Hicks at 7:11 pm.
 - II. Roll Call – Board members present were David Hicks, Larry Lawrence, Pat Burch, Dorothy Silvanic and Bill McCarthy. No homeowners were present for the meeting.
 - III. Meeting Minute Approval
 - April 16, 2013, meeting minutes – Approval of meeting minutes was deferred and will be done via email approval.
 - IV. Financial Report
 - Larry Lawrence presented two invoices for approval; Red Oak invoice dated June 6, 2013, and Anderson, Dude & Lebel invoice for \$343. Both invoices were unanimously approved by the Board for payment.
 - Larry Lawrence stated we have a balance of approximately \$30,463 in our checking account.
 - Larry Lawrence stated we have a Certificate of Deposit (\$30,402) that matures on July 16, 2013. Board unanimously agreed to renew the CD for a year one period.
 - V. Outstanding Violations
 - 790 Long Timber Lane – Builder’s sign exceeds the allowable size limit in the Covenants. Builder has requested a variance until mid-July, 2013. Board unanimously agreed that a variance would not be granted and the builder would need to comply with sign sizes outlined in the Covenants.
 - 826 Long Timber Lane – Tree infested with Mountain Pine Beetles has been properly removed from the property.
 - 862 Long Timber Lane – Dirt pile has been removed. However, dirt road/driveway has not been restored to its native condition and exterior renovation work to the house has not been addressed by the homeowner. Red Oak to send additional notice letters to homeowner.
 - 736 Piney Ridge Way – Dirt pile has been removed.
 - 18966 Pagentry Place – Use of ATVs and parking violations have been resolved.
 - 18791 Pagentry Place – Board agreed to waive the \$450 parking violation fine if the homeowners comply with the parking policy outlined in the Covenants for a period of 12 months.
 - VI. New Alleged Violations
 - 772 Long Timber Lane – Real Estate sign exceeds the allowable size limit in the Covenants. Red Oak to issue a notice letter to the homeowner.
 - VII. Old Business
 - No items were discussed.
 - VIII. ACC Update
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