

Tall Pines Ranch HOA
Board Meeting Minutes
Nov 10, 2014
18825 Pagentry Pl

- I. Call to Order – The meeting was called to order by Board Secretary, Dorothy Silvanic at 7:09 pm.
- II. Roll Call – Board members present were Pat Burch, Dorothy Silvanic, Jane Kerr, Tim Miller and Paula Maury (via phone). ACC member Chris Marter and Builder Kent Lorsch were also present.
- III. Kent Lorsch presented the plans for a house to be built at 826 Long Timber Lane and discussed the owner's request for a variance to Tall Pines Ranch CCR's paragraph 3 requiring all homes to be no more than 2 ½ stories in height. Chris Marter represented the ACC and discussed the ACC review and disapproval of the house plans because the plan violated the 2 ½ story requirement. Kent Lorsch departed and the board discussed the CCR requirements, the request for variance and ultimately decided to disapprove the variance request.
- IV. Election of Officers. The following people will fill officer positions for the 2015 board.
 - a. President: Dorothy Silvanic
 - b. Vice President/ACC Liaison: Pat Burch
 - c. Secretary: Tim Miller
 - d. Treasurer: Jane Kerr
 - e. Member at Large: Paula Maury
- V. Approval of 22 July, 2014 meeting minutes
 - a. Meeting minutes for 22 July, 2014 were unanimously approved.
- VI. Financial Report. Larry Lawrence indicated there was not change from the Oct 2014 Annual Meeting financial report and turned over the Financial records to Jane Kerr.
- VII. Outstanding Violation Review
 - a. 862 Long Timber. The owner is delinquent \$950 in fines, and \$575 in assessments, and late fees. The board discussed the recommendation of Mr Leonard Rieth (HOA lawyer) to treat the fines and assessments as separate items. The homeowner is responsible for the assessment. The CCR's do not assign responsibility for fines to tenants, and the tenants who accrued the fines are no longer in residence. Because of questionable ownership/residency of the property, the board decided to request Mr Rieth place a lien against the owner Mr McCormack. The board will contact Mr Rieth to initiate this action.
- VIII. New Violations –Violations issued in October were courtesy notices, and the homeowners have been in contact with Janice to resolve.

- IX. ACC Update
 - a. 18939 Pagentry. Pat will contact the homeowner to request their landscape plans. The one year building completion requirement is due in mid-November.
 - b. 18655 Lake Drive Fence construction begun in the summer of 2014 is not complete. Board will research ACC approval form to determine when the project was scheduled for completion.
- X. Old Business
 - a. The Red Oak Contract will be due in Dec. The new board members want to review to familiarize themselves with the contract. Once that is complete, the board will want to discuss any adjustments with Janice.
- XI. New Business.
 - a. Water Report. David said he would be happy to continue with the duty. He is obtaining the last 8 or so readings and will complete the report to the state. Thank you David for your work on this task!
 - b. Forestry Inspection. Completed in October, the report indicated no diseased trees and the forest service commended Tall Pines Ranch for focusing on Forest Health and Fire Mitigation. Two homeowners took advantage of the inspection to get individual advise on their properties. Thanks to Caren McCarthy for organizing the inspection.
 - c. 2015 Meeting Schedule. The board has scheduled meetings for 21 Jan at 718 Long Timber; 8 April at 772 Long Timber, 15 Jul at 861 Long Timber and 7 Oct at the Woodmore Barn.
 - d. 2015 Neighborhood Picnic. Paula Maurry volunteered to organize the picnic and will look at both the availability of Fox Run Park, and the possibility to hold the picnic in the neighborhood.
 - e. Neighborhood Directory. Jane Kerr and Paula Maurry will obtain neighbor consent to participate in a directory and produce the directory.
 - f. 2015 HOA fees. The board decided to leave fees at \$375 for 2015.
- XII. Adjournment. The meeting was adjourned at 9:00 pm.

Respectfully submitted;

Dorothy Silvanic, Secretary