

Tall Pines Ranch HOA
Board Meeting Minutes
21 Jan, 2015
718 Long Timber Ln

- I. Call to Order – The meeting was called to order by Board President, Dorothy Silvanic at 7:06 pm.
- II. Roll Call – Board members present were Dorothy Silvanic, Pat Burch, Patty Burke, Tim Miller and Paula Maury (via phone).
- III. Approval of 10 November 2014 Meeting Minutes.
 - a. Meeting minutes for 10 November 2014 were unanimously approved.
- IV. Treasurer Approval
 - a. Patty Burke was unanimously approved as Treasurer.
- V. Financial Report.
 - a. Full financial report will be attached when available as the new treasurer was just approved.
 - b. CDs are coming due soon and Patty is looking at the options. CDs will rollover for another 6-months if no other decision is made when they are due.
- VI. Outstanding Violation Review
 - a. 862 Long Timber issues will be covered under old business
- VII. New Violations
 - a. None
 - b. Discussion on how to keep homeowners informed about most common violations. Pat showed board members a welcome letter he had received when he moved in which outlined a few common violations that can easily be avoided.
- VIII. ACC Update
 - a. 18939 Pagentry. Landscaping plans were approved.
 - b. 7XX? Long Timber Ln. Discussion on leach field movement due to ground inspection. Movement approved.
- IX. Old Business
 - a. 862 Long Timber fines and fees
 - i. Board approved a lien against the property as no payment was received at this point.
 - b. Red Oak Contract, schedule and fees – 2015
 - i. Bi-monthly visits for winter months was approved instead of monthly.

- ii. Discussion on violation letter with adjustments to letter approved to make letter more collegial.
 - iii. Board President will approve all violation letters with input from the board.
 - c. HOA Newsletter
 - i. 2015 HOA newsletter will be much shorter and include pertinent information for homeowners. Items will include information on tree screening, common violations, community picnic, and other information for the community.
 - ii. Newsletter inputs are due by 1 March 2015.
 - d. Neighborhood Picnic.
 - i. Dates were discussed for the annual picnic which will be held at 718 Long Timber Ln this year. Finalized date should be set by next meeting.
 - e. Neighborhood Directory.
 - i. Discussion ensued about legal issues associated with a directory and how to overcome these issues.
- X. Adjournment. The meeting was adjourned at 8:40 pm. Next meeting will be on 8 April 2015 at 772 Long Timber Ln.

Respectfully submitted;

Tim Miller, Secretary