

Tall Pines Ranch
Annual Home Owners Meeting
7:00pm – 8:30pm
Tuesday, October 19th



Agenda

- Introductions
- Approval of 2009 Minutes
- President's Report
- Treasure's Report - 2011 Budget Ratification
- Election of Directors
- Open Forum
- Adjournment

Introductions

- David Hicks: President (Term Expiring)
- Stephen Polland: Vice President (Resigning)
- Larry Lawrence: Treasurer (Term Expiring)*
- Catherine Dove: Secretary
- Gary King: Member at Large (Term Expiring)
- Janice McLain: Red Oak Associates

*Running for reelection

Approval of 2009 Minutes

- Meeting was October 3, 2009
- Draft was handed out at beginning of meeting

President's Report

- HOA Management
 - Change from full-time Management (TMMC) to semi-self management (Red Oak)
 - Savings of approximately \$6,000 in 2010
- Annual Tree Inspection
 - 3 diseased trees on 2 lots (Have been removed)
 - Previous year 10 trees on 4 lots were identified
- Held Six Board of Directors Meetings
 - Covenants require minimum of 4
 - Draft and Approved minutes available on community website

www.tallpinesranch.org



Tall Pines Ranch Website

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Welcome to the Tall Pines Ranch Website!

This web site is brought to you by the Tall Pines Ranch Homeowners Association.

Two and a half miles east of I-25, and only 15 minutes to Colorado Springs and 35 minutes to the Denver Tech Center, Tall Pines Ranch is a wonderful covenant-controlled community located in the beautiful ponderosa pines of Monument, Colorado on the northern edge of El Paso County.

Please let us know what you think about the community website. Suggestions for making it either easier to use or more relevant to your needs would be appreciated. Comments and suggestions can be made [here](#).

Visitors: **113**

[Site Map](#)

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President's Report: Water

- Each lot allowed 146,946 gallons per year
 - In 2009, 8 of 41 homes used more than 146,946 gallons
- State Enforcement of Water Augmentation Plan
 - Historically – Looked at by the overall development
 - Currently – New policy looked at by individual lots
 - States Potential Actions
 - Court Orders
 - Fines – may be up to \$500/day
 - Limit pumping – no external irrigation
 - More frequent reporting
 - Complete shut down of well
- 2010 Well Readings due to HOA by October 31, 2010

President's Report

- 2010 ACC Applications
 - New Home Construction: 0
 - Outdoor Home Modifications: 3
 - Landscaping: 0
- New Policies
 - Water Policy and Resolution
 - Implementation of fine schedule for overuse (fines will be deposited into Augmentation Reserve Fund)
 - Vehicle Policy and Resolution
 - Defines "Habitual" and creates a Waiver Policy

Treasure's Report: Balance Sheet*

Assets

Total Bank Accounts	\$ 14,520.42
Total CD Accounts	<u>\$ 38,496.90</u>
Total Assets	<u>\$ 53,017.32</u>

Liabilities and Equity

Liabilities

Reserve Fund	<u>\$ 21,898.77</u>
Total Liabilities	<u>\$ 21,898.77</u>

Equity

Retained Earnings	\$ 15,427.85
Net Income	<u>\$ 15,690.70</u>
Total Equity	<u>\$ 31,118.55</u>
Total Liabilities and Equity	<u><u>\$ 53,017.32</u></u>

*As of September 30, 2010

Treasure's Report: Budget vs Actual

	2010 Budget	As of 9/30/2010	Projected 12/31/2010	Variance Over/(Under)	2011 Budget
Income					
HOA Assessments	\$ 19,500.00	\$ 19,500.00	\$ 19,500.00	\$ -	\$ 19,500.00
Late Fee/Covenant Violation Income	\$ -	\$ 550.00	\$ 550.00	\$ 550.00	\$ 200.00
Interest Income Operating	\$ -	\$ 166.15	\$ 200.00	\$ 200.00	\$ 200.00
Other Income	\$ -	\$ 4,820.00	\$ 4,820.00	\$ 4,820.00	
Total Income	<u>\$ 19,500.00</u>	<u>\$ 25,036.15</u>	<u>\$ 25,070.00</u>	<u>\$ 5,570.00</u>	<u>\$ 19,900.00</u>
Expenses					
Management Fee	\$ 9,372.00	\$ 3,117.45	\$ 3,750.00	\$ (5,622.00)	\$ 2,800.00
Administration	\$ 1,615.00	\$ 36.00	\$ 36.00	\$ (1,579.00)	\$ 50.00
Legal Fees	\$ 500.00	\$ 600.00	\$ 600.00	\$ 100.00	\$ 1,000.00
Insurance	\$ 1,475.00	\$ 1,351.00	\$ 1,351.00	\$ (124.00)	\$ 1,500.00
Total Other Expenses	\$ 1,825.00	\$ 725.00	\$ 725.00	\$ (1,100.00)	\$ 150.00
Total Expenses	<u>\$ 14,787.00</u>	<u>\$ 5,829.45</u>	<u>\$ 6,462.00</u>	<u>\$ (8,325.00)</u>	<u>\$ 5,500.00</u>
Reserve Allocations	<u>\$ 4,713.00</u>	<u>\$ 3,516.00</u>	<u>\$ 4,713.00</u>	<u>\$ -</u>	<u>\$ 4,688.00</u>
Total Exp. And Reserve Allocations	<u>\$ 19,500.00</u>	<u>\$ 9,345.45</u>	<u>\$ 11,175.00</u>	<u>\$ (8,325.00)</u>	<u>\$ 10,188.00</u>
Current Year Net Income (Loss)	\$ -	\$ 15,690.70	\$ 13,895.00		\$ 9,712.00

Election of Directors

- Four Positions up for Election
- Current Volunteers
 - Larry Lawrence
- Nominations from the Floor
- Candidate Introduction
- Election

Open Forum

- In accordance with the Association's Resolution for Meeting Conduct, "Each person shall be given up to a maximum of three minutes to make a statement or to ask questions. The Board may decide whether or not to answer questions during the meeting. Each person may only speak once. Yielding of time by a speaker to another individual shall not be permitted. Such time limit may be increased or decreased by the Chair, but shall be uniform for all persons addressing the meeting.")

Election Results & Adjournment