

Tall Pines Ranch HOA

Annual Homeowners Meeting

Tuesday, October 11th, 2011

Meeting began at 7:15 PM

Introductions of members present

Approval of 2010 Minutes – not available

President's Report by Gary King

Treasurer's Report by Larry Lawrence

Financials

Limited cost of law suit brought by former owner of 18909 Pagentry/covenant violation

Water Augmentation update and clarification

Gary Wright (Lot 24) asked about lowering the annual dues. Potential of costs from water over-consumption was the reason the board's decided to keep the amount as it is.

Covenant Enforcement: Update from Janice McLain, CMCA®, owner of Red Oak Associates

Board wanted Covenant Enforcement for 18909 Pagentry situation

To be consistent throughout HOA, brought on Red Oak to do all Covenant Enforcement

Covered procedure employed

Forestry Report by Bill McCarthy

Mountain Pine Beetle inspections, insect characteristics/habits

Board looking into alternative inspection providers

Will likely continue to utilize Forest Service but extend their time to be more thorough

Road Repair Report by Pat Burch

Roads to be repaired, likely this fall

Election of Directors

Gary King, stepping down, replaced by David Hicks (unanimous vote)

Catherine Dove

Pat Burch

Larry Lawrence

Bill McCarthy, completed Steve Polland's term, re-elected (unanimous vote)

Open Forum

Newsletter to be available on website with emails to owners when next issue is available.

Adjourned at 8:20 PM

Tall Pines Ranch Homeowners Association, Inc.

Care of: Red Oak Associates, LLC

3578 Hartsel Drive E-220

Colorado Springs, CO 80920

(719) 268-2955