

Tall Pines Ranch HOA
Board Meeting Minutes
January 30, 2013
807 Piney Ridge Way

- I. Call to Order – The meeting was called to order by Board President David Hicks at 7:35 pm.
- II. Roll Call – Board members present were David Hicks, Larry Lawrence, Pat Burch and Bill McCarthy. Homeowners Dorothy Silvanic and Caren McCarthy were also present for the meeting.
- III. Meeting Minute Approval
 - November 8, 2012 meeting minutes – Board unanimously approved the minutes (motion by Pat Burch, 2nd by Larry Lawrence).
- IV. Financial Report
 - Larry Lawrence presented the Balance Sheet and Profit & Loss Statement for the period ending December 2012. The following items were discussed:
 - HOA has collected approximately \$6,000 for HOA dues, which are not reflected on the 2012 financials. HOA fees will be reflected on the 2013 financials. It was discussed that once all of the HOA dues are collected and deposited, the Board will look at moving funds from the checking account to a savings account.
 - HOA currently has \$15,353 in checking and \$58,570 in 6-month Certificate of Deposits (CD).
 - ACC Compliance Liability of \$1,000 is for the home currently being built on Long Timber Lane (Lot #44), which will be returned to the homeowner once the home construction is completed and in full compliance with the Declaration of Covenants.
 - HOA spent \$5,950 in 2012 for Red Oak Associates, LLC to manage the association. This was down approximately \$1,000 from 2011.
 - Board unanimously approved the financials (motion by Bill McCarthy, 2nd by Pat Burch).
- V. Outstanding Violations
 - No outstanding violations.
- VI. New Alleged Violations
 - No new violations.
- VII. Old Business
 - Water Readings
 - David Hicks reported that all readings have been received. There are currently five homeowners that have exceeded the allowable water usage limit. Larry Lawrence will send fine letters to the homeowners.

- 2012/2013 Forestry Inspection
 - Bill McCarthy informed the Board that the Colorado State Forest Service is scheduled to inspect the TPR forest on February 12, 2013. Two Forest Service inspectors will conduct the inspection at a cost of \$480.00.
 - It was discussed that Red Oak should send out a notice to homeowner's advising them of the inspection. Dorothy Silvanic suggested the notice letter should include language notifying homeowners that they will be notified in writing if any diseased trees are found on their property.

VIII. ACC Update and Setback Discussion

- New home on Long Timber Lane (Lot #44)
 - Plans approved by ACC and Board – construction underway
 - Driveway is asphalt
 - No landscaping plan has been submitted to the ACC or Board. Pat Burch to follow-up with the ACC and the homeowners and have them submit a landscape plan.
 - Variance on therapeutic spa was approved by the ACC and Board.
 - Existing Playhouse construction and location was approved by the ACC and Board.
- 18590 Lake Drive Garage Extension
 - ACC and Board (excluding David Hicks) disapproved plans due to setback violations.
 - Larry Lawrence explained the setback variance granted by the ACC and Board for the garage at 735 Piney Ridge Way was due to special circumstances such as the lot layout.
 - David Hicks voiced concerns about making sure the Board is still approving all ACC recommendations.
- Pat Burch asked for clarification on what improvements should be submitted to the ACC for approval. It was discussed that all exterior home modifications and landscape changes should be submitted for approval (guidelines established in the Declaration).

IX. New Business

- New Board Member Appointment
 - Catherine Dove resigned from the Board and ACC effective November 12, 2012.
 - Larry Lawrence nominated Dorothy Silvanic as a new Board member. Dorothy presented her qualifications to the Board and expressed interest in serving the community. Dorothy accepted the nomination and the Board unanimously approved the nomination (motion by Larry Lawrence, 2nd by Pat Burch).
- TPR Website
 - David Hicks explained our current TPR website software can't be updated because it is no longer being supported by the provider. Current website can be updated by a third party company at a cost of \$18/hour. David estimated the total cost would be in the range of \$400 - \$600. The HOA will need to pay a monthly hosting charge (currently the Dove's have graciously donated the hosting charge at no cost to the HOA). The Board unanimously approved updating the TPR website software with the condition it is implemented within 3-4 months (motion by Larry Lawrence, 2nd by Bill McCarthy).

- Board Member Email Addresses
 - Board discussed a new state law that took effect January 1st that mandates new levels of transparency from HOA officers concerning email accounts. Attorneys are recommending that separate email accounts be setup for HOA officers to ensure privacy with personal or work related accounts.
 - Dorothy Silvanic suggested setting-up a Gmail account for the TPR Board. Cost is approximately \$10/month. Dorothy will investigate further and provide recommendations to the Board.
- Water Rates
 - David Hicks recommended updating water usage rates for residences that exceed the total allowable water usage per year. The current fine for exceeding the total allowable water usage is \$4.91/1,000 gallons, which was established many years ago based on Woodmoor's published water rates. Woodmoor's current water rate is \$7.21/1,000 gallons.
 - A graduated water rate was discussed as an option to penalize residences that greatly exceed the allowable water usage, but there was no consensus within the group.
 - After much deliberation, the Board unanimously agreed to raise the current rate from \$4.91/ gallon to \$8.00/gallon effective January 2013 (motion by David Hicks, 2nd by Pat Burch).
- Red Oak Contract Review
 - Board discussed inviting Red Oak to the next Board meeting to discuss contract, any new legal issues, and to explain monthly inspection reports.
- Board Meeting Schedule
 - The following schedule for future Board meetings was agreed upon:
 - April 9, 2013 – 18881 Pagentry Place (Lawrence residence)
 - July 9, 2013 – Location TBD
 - October 8, 2013 – Annual meeting at the Monument Barn

X. Adjournment

- The meeting was adjourned at 9:22 pm.

Respectfully submitted,



Bill McCarthy
Secretary