

Tall Pines Ranch HOA
Board Meeting Minutes
April 16, 2013
18881 Pagentry Place

- I. Call to Order – The meeting was called to order by Board President David Hicks at 7:12 pm.
- II. Roll Call – Board members present were David Hicks, Larry Lawrence, Pat Burch, Dorothy Silvanic and Bill McCarthy. Janice McLain with Red Oak Assoc., LLC also attended the meeting.
- III. Meeting Minute Approval
 - January 30, 2013 meeting minutes – Board unanimously approved the minutes with one correction noted on the water rates (motion by Larry Lawrence, 2nd by Dorothy Silvanic).
- IV. Financial Report
 - Larry Lawrence presented the Balance Sheet and Profit & Loss Statement for the period ending December 2012. The following items were discussed:
 - General Liability insurance rates went up in 2013.
 - Two residences, 772 Piney Ridge Way and 18966 Pagentry Place haven't paid their 2013 HOA dues.
 - All outstanding water fines have been paid.
- V. Outstanding Violations
 - 862 Long Timber Lane – Dirt pile has been removed. However, dirt road/driveway has not been restored to its native condition. Board unanimously agreed to send the homeowner a 2nd Notice letter concerning the driveway. Parking violations were also discussed and the Board unanimously agreed to send a 2nd Notice letter concerning parking violations.
 - 861 Long Timber Lane – Violation for alternate driveway/dirt path has been corrected.
 - 826 Long Timber Lane – 1st Courtesy Notice letter was issued on April 10, 2013, to the lot owner concerning MPB diseased trees. This is a time sensitive issue and the Board will follow-up with the lot owner in one week.
 - 18791 Pagentry Place – Board members have noticed vehicles parked outside, which violates the parking policy. Board agreed to have Red Oak contact the homeowner to let them know about the parking policy violations.
- VI. New Alleged Violations
 - 18720 Lake Drive - Red Oak notified the Board they have documented parking violations.
- VII. Old Business
 - TPR Website
 - Dorothy Silvanic presented information on a new hosting site:
 - Site hosted by Directnic.com. Cost is \$100 for setup (old hosting site to new hosting site), \$8 transfer fee and \$47.52/year for hosting fees.

- Dorothy will check on renewing our Tall Pines Ranch domain name.
- Meeting minutes through April 2012 and financials through March 2012 have been posted on the website. Dorothy requested that all documents after this date be issued to her so she can post them on the website.
- It was agreed that notices on Board meetings will be posted on the TPR website.
- Forestry inspection, water information, covenant enforcement language and parking policy language will be added to the website.
- Effective immediately, the Board unanimously agreed to start using the TPR website in lieu of personal email accounts (motion by Larry Lawrence, 2nd by Dorothy Silvanic).

VIII. ACC Update

- Lot #42 has been sold to a family from Kings Deer.
- Lot #18 – Lot owners are getting ready to submit house plans for approval.
- 771 Piney Ridge Way – Drawings have been approved by the ACC to add a storage shed north of their existing garage. Board reviewed and approved the drawings with the following comments:
 - Subdued lighting should be used on the exterior entrance door (no high output security lights).
 - Driveway to the shed has not been submitted for approval.
 - Exterior materials to match the house.
 - Due to the close proximity to the setbacks, a final survey should be performed to ensure the shed doesn't encroach on setbacks (motion by Larry Lawrence, 2nd by Dorothy Silvanic).
- Lot #44 – Landscape drawings have not been submitted to the ACC or Board for approval. Approval must be received prior to any landscaping being installed.

IX. New Business

- TPR Newsletter
 - Board discussed having Red Oak produce future newsletters. It was agreed Red Oak will produce two newsletters per year.
 - In the next newsletter, Red Oak will notify homeowners of the new water rate fines effective January 1, 2013.
- Red Oak Assoc. Discussion
 - Janice McLain stated she spoke with a homeowner who has made several governing recommendations to the Board. Board suggested the homeowner attend the next HOA Board meeting to discuss the recommendations.
 - Janice McLain provided an update to the Board on new legislation that may impact the HOA.
 - It was discussed that Red Oak's property inspection reports are difficult to read and the Board requested that Red Oak provide a monthly summary sheet that shows outstanding violations for each month.
 - A Motion was made to increase the number of Red Oak property inspections from six to twelve per year (motion by Larry Lawrence, 2nd by David Hicks). All Board members approved except for Bill McCarthy who did not support the motion.

- Board Meeting Schedule
 - The following schedule for future Board meetings was agreed upon:
 - July 9, 2013 – 718 Long Timber Lane
 - October 8, 2013 – Annual meeting at the Monument Barn

X. Adjournment

- The meeting was adjourned at 9:56 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bill McCarthy", with a stylized flourish at the end.

Bill McCarthy
Secretary