Tall Pines Ranch HOA

Board Meeting Minutes

January 22, 2014

715 Trumpeter Court

1. Call to Order – The meeting was called to order by Board President David Hicks at 7:03 pm.
2. Roll Call – Board members present were David Hicks, Larry Lawrence, Pat Burch, Dorothy Silvanic and Paula Maurry. Homeowner Ken Huisman was also present for the meeting.
3. Approval of 5 November 2013 meeting minutes
   1. Meeting minutes for 5 November 2013 were unanimously approved.
4. Financial Report. Larry Lawrence went over the attached 2013 end of year financial documents.
   1. Assets: $24,830.41 in Checking

$ 4,790.34 in Savings

$63,744.01 in CDs

Total: $93,364.76

* 1. Liabilities: $ 3,000 ACC compliance

$37,316.71 Augmentation Well Reserve

$53,048.05 Equity

Total: $93,364.76

* 1. Board approved motion to move $4688 from checking to the Water Augmentation CD (annual budgeted contribution), an extra $10,000 from checking to the Water Augmentation CD, and $4790 from Savings to the Water Augmentation CD.

1. Outstanding Violation Review
   1. 18966 Pagentry Place. Board reviewed history of vehicle sightings at property, communication with property owner and outstanding fines. The Board will work with Red Oak Associates to communicate with owner and request a hearing.
   2. 862 Long Timber Lane. Unapproved fencing has not been resolved. Property ownership is in question due to discrepancy between County Assessor records and property resident communication with Red Oak Associates. Board will refer to legal representative, request hearing with owner to resolve fencing and outstanding fines.
   3. 18791 Pagentry. At the 5 Nov Board meeting, the Board disapproved blanket parking waiver and wanted specific time frame, length of waiver and number of cars from homeowner to consider any waiver. The Board will make this request through each party’s legal representative
2. New Violations –Currently there are no new violations.
3. ACC Update
   1. 18853 Pagentry—In work
   2. 18742 Pagentry—garage completed
   3. 18937 Pagentry—In work
4. Old Business
   1. Water Report. Report has been submitted to the state. One property was over their annual water allocation.
   2. Forest Inspection. The Colorado State Forest Service (CSFS) report of their 28 October forest inspection is posted on the Tall Pines Ranch website.
5. New Business
   1. Newsletter. Board members are developing inputs for a newsletter:

Forest Report—Dorothy

New Residents—Paula

Water Usage/Fines—David

Landscaping/ACC Approval—Pat

Neighborhood Directory/Email list—Paula

Neighborhood Fence—Larry

Ute Spiritual Trees—Becky Harder

* 1. Next Meeting: 8 April, 7:00 pm at 18881 Pagentry.

1. Adjournment. Meeting was adjourned at 8:55 pm.

Respectfully submitted,

Dorothy Silvanic

Secretary