

Tall Pines Ranch HOA  
Board Meeting Minutes  
April 7, 2014  
The Woodmoor Barn

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- I. Call to Order – The meeting was called to order by Board President David Hicks at 6:30 pm.
- II. Roll Call – Board members present were David Hicks, Larry Lawrence, Pat Burch, Dorothy Silvanic. Paula Maurry was not present. Homeowners Gary King, Barb Schlinker, Jerry and Catherine Dove, Reesa Hicks, Bill and Caren McCarthy, Gary Wright, and Kim and Duane Shugart were also present for the meeting.
- III. Approval of 22 January 2014 meeting minutes
  - a. Meeting minutes for 22 January 2014 were unanimously approved.
- IV. New Business: Parking. (This discussion was held first in order to allow maximum homeowners to participate) In light of recent burglaries in the neighborhood, Barb Shlinker had sent a letter to the community requesting permission to park a vehicle outside her home in order to have a more “occupied appearance.” Several homeowners concurred with that request and discussed it further at the board meeting.

The board clarified that parking outside homes during the day was allowed by the covenants and discussed the process for issuing parking violations. Board members validate Red Oak enforcement reports before violations are issued. Red Oak does a once a month survey of the neighborhood on random dates and times. The data from these surveys are then validated for compliance with the covenants.

CCR Paragraph 26 (2<sup>nd</sup> amendment) and Para 4 were discussed as applicable to parking with concern about what the words “stored” and “habitually” meant.

Several homeowners expressed concern about the consistency of enforcement and how this may change with changes to the makeup of the homeowner’s board. The board president stated that consistent enforcement of all the covenants was a priority and that the board could only go with what is written in the covenants.

A committee from the community was proposed to draft changes to the covenants. Barb Shlinker, Gary King and Gary Wright volunteered to work on the draft. They will submit a preliminary draft for review and discussion (to include legal review) before the changes will be submitted to the neighborhood for a vote.

Possible additional changes to the CCRs in terms of garage doors being open for more than ingress and egress and turning perimeter fencing over the homeowners for up-keep were discussed.

- V. Financial Report. Larry Lawrence went over the attached financial documents.
  - a. Income. Annual assessments are budgeted to be \$19,000. As of the end of March, \$16,500 had been collected. Update from Janice is that there are currently three properties outstanding.
  - b. Expenses for the year are on track with the budget
  
- VI. Outstanding Violation Review
  - a. 862 Long Timber. The unapproved fencing has been removed. Janice and the board are working with the new owner to resolve the situation.
  - b. 717 Piney Ridge. Ongoing sitings of vehicles parked outside were discussed to include parking behind the house.
  
- VII. New Violations –Currently there are no new violations.
  
- VIII. ACC Update
  - a. Mailbox information will be added to the website.
  - b. 18937 Pagentry has requested a change in the rock that will be used on the house.
  - c. 18853 Pagentry has submitted their landscaping plans for review
  - d. ACC requests have not been received for cutting trees over 4” in diameter. The requirement is emphasized in the recent newsletter. 844 Piney Ridge and 18791 Pagentry appear to have recently cut down large trees.
  
- IX. Old Business
  - a. Annual Tree Inspection. Bill and Carin McCarthy will continue to coordinate this inspection, tentatively set for fall of 2014
  
- X. New Business—The parking discussion occurred first in the meeting to facilitate discussion among the homeowners attending the meeting.
  - a. A Community picnic is scheduled for 28 June at Fox Run Park. Larry Lawrence has paid the deposit for the pavilion at Fox Run. Paula Maury will coordinate the event.
  
  - b. Community Clean Up. David asked what resources the HOA could provide to help homeowners with spring trimming and removal of slash. A street side pickup of slash was discussed. The board will do further research into the cost and feasibility.
  
  - c. Fire Mitigation Class on 12 April. Janice will send out an email to the community asking if a homeowner is available to represent the HOA at the one day event.
  
- XI. Adjournment. The meeting was adjourned at 7:47pm

Respectfully submitted;

Dorothy Silvanic, Secretary