

Tall Pines Ranch HOA
Board Meeting Minutes
July 22, 2014
18825 Pagentry PI

- I. Call to Order – The meeting was called to order by Board President David Hicks at 7:01 pm.
- II. Roll Call – Board members present were David Hicks, Larry Lawrence, Pat Burch, Dorothy Silvanic and Paula Maurry. Homeowner Debi Ropken was also present for the meeting.
- III. Approval of 7 April, 2014 meeting minutes
 - a. Meeting minutes for 7 April, 2014 were unanimously approved.
- IV. Financial Report. Larry Lawrence went over the attached financial documents.
 - a. Income. Net Income is showing as a loss because of accounting for the additional \$10,000 that was moved to the Augmentation Well Account. The Net Income will be positive at the end of the year.
 - b. The Board voted to renew the CD which came due on 16 July 2014 for a one year period.
 - c. Expenses for the year are on track with the budget
- V. Outstanding Violation Review
 - a. 862 Long Timber. The owner is delinquent \$900 in assessments, fines and late fees. The board voted to issue a final letter requesting payment before taking further action.
 - b. 790 Long Timber. A trailer has been seen parked outside, a courtesy notice will be sent.
 - c. 18966 Pagentry. The mailbox does not meet the CCR specifications. Pat Burch will talk to homeowner before a second letter is issued.
 - d. 754 Piney Ridge. Has Tree stakes with no trees in front of house. Homeowner has said intent is to plant new trees and use the stakes. David Hicks will talk to homeowner.
- VI. New Violations –Currently there are no new violations.
- VII. ACC Update
 - a. 826 Piney Ridge. Board approved Fire Mitigation plan provided by homeowner for the lot. Additionally, the Board and ACC approved plans for the new construction.
 - b. 18939 Pagentry. The homeowners have moved in, the Board is awaiting landscaping plans.
- VIII. Old Business
 - a. Neighborhood Picnic. Held 28 Jun at Fox Run Park. The board felt this was a success with lots of positive comments from homeowners. The board will plan to continue the summer picnic in the future, and is looking for other neighborhood social opportunities. A HUGE Thanks to Paula and Dean Maurry for coordinating the event!!

IX. New Business.

- a. The Annual meeting is scheduled for 7 Oct at the Woodmoor Barn. Larry will verify the Barn's Schedule. David will prepare the presentation
 - b. Forestry Inspection. Dorothy will contact Bill and Caren McCarthy about scheduling this year's inspection. The board will also pursue the opportunity for homeowners to talk directly with the Forest Service personnel about forest health and fire mitigation.
 - c. Newsletter. The board plans to do a Newsletter in Sept with topics including the forest inspection and the need to recruit board members.
 - d. Debi Ropken expressed her thoughts as a new homeowner trying to understand and comply with the covenants. Homeowners are always welcome at board meetings.
- X. Adjournment. The meeting was adjourned at 7:47pm

Respectfully submitted;

Dorothy Silvanic, Secretary