

## Tall Pines Ranch HOA / Special Board Meeting – Minutes

August 24, 2015 / Held at home of President – 18825 Pagentry Place

Meeting called to discuss delayed landscaping at 18937 Pagentry Place

- I. Call to Order – By Board President, Dorothy Silvanic, at 7:03 PM.
- II. Roll Call – Board members present were Dorothy Silvanic, Pat Burch, Tim Miller, and Paula Maury. ACC members, Doug Harder and Chris Marter, plus Janice McLain CMCA®, of Red Oak, the HOA's management company, were also present.
- III. D Silvanic recapped the matter at hand, including the need for the Board to make decisions regarding delays in the completion of the landscaping for 18937 Pagentry Place.

An approved motion, from the August 12, 2015, meeting on the same subject, was revised at this meeting. That motion was:

Board motion: (P Burch/P Burke – unanimous) To impose landscaping requirements on the owners of 18937 Pagentry Place with a deadline for completion of September 30, 2015. If this date is not fully met, applicable Fines imposed will be \$50.00 per day.

**Motion 1:** (PM/TM – unanimous) That the owners of 18937 Pagentry Place be required to bring grading of the lot to meet the originally agreed-upon site plan. (Of note, the reasoning on this is to make the new construction, including the home, blend in so that it doesn't look stacked or forced. This will take an estimated 20 to 30 truckloads of dirt, per DH.)

**Motion 2:** (TM/PB – unanimous) To require the owners of 18937 Pagentry Place to provide the Board/ACC with documentation, from a surveyor, currently licensed in Colorado, that grading on the lot meets with the originally approved site plan.

**Motion 3:** (TM/PM – unanimous) To accept and approve the landscaping plan, as submitted by the owners of 18937 Pagentry Place on August 17, 2015, with the potential for the Board/ACC to approve a modification of the dimensions of the planned retaining walls, if needed, once the grading complies with the originally approved site plan.

**Motion 4:** (PM/TM – unanimous) To require the owners of 18937 Pagentry Place to:

1. Complete the approved site plan, as submitted on August 17, 2015;
2. Complete the revisions in grading, required by the originally approved site plan;
3. Get a review of the grade done by a licensed surveyor;
4. Provide the resulting surveyor's grade certification to the Board/ACC;
5. Have a visual inspection of the property by one or more members of the Board or ACC;
6. Gain approval of the ACC/Board that the project is fully complete;
7. By **October 12, 2015**.

If the owners of 18937 Pagentry Place fail to meet this deadline, fines at the rate of \$50.00 (50 US Dollars) a day will be levied and further legal action may be pursued.

**Motion 5:** (PB/PM – unanimous) To notify the owners of 18937 Pagentry Place that they have not satisfactorily met the requirement, from Section 10 of the HOA's CC & Rs. Therefor, the Board will retain the Builder's Compliance Fee related to their construction project.

Section 10 of the *Declaration of Covenants, Conditions and Restrictions for Tall Pines Ranch*, as revised in the Second Amendment (recorded on June 5, 2003) states:

10. TIME OF CONSTRUCTION AND BUILDER'S COMPLIANCE FEE. ... Once construction shall have been initiated on any structure, ... construction of that particular structure, including landscaping, shall be completed within twelve (12) months of the time such construction was initiated.

**Motion 6:** (PM/TM – unanimous) These (above) motions are to be sent, by certified mail, to the owners of 18937 Pagentry Place in a Notice of 1<sup>st</sup> Warning – to be sent within the next few days.

IV. Adjournment. The meeting was adjourned at 8:20 PM.

Respectfully submitted;

Janice McLain, Certified Manager of Community Associations®

Owner/Manager - Red Oak Associates, LLC