

Tall Pines Ranch HOA
Annual Homeowners Meeting Minutes
(to be approved at the 2015 Annual Meeting)
Tuesday, October 7th, 2014

- I. Meeting began at 7:00 PM
- II. Announcement – quorum met with 15 lots represented, 19 owners attending and 5 proxies from owners. Janice McLain, CMCA, owner of Red Oak Assoc., our management company, attended as well.
- III. Introductions of Board members
- IV. Approval of 2013 Minutes – unanimous, without changes
- V. President’s Report - David Hicks, President
 - a. The annual assessment remains at \$375.
 - b. 2014 management costs, to date, are \$5,877.50.
 - c. 4 Board of Directors meetings were held in 2014.
 - d. Draft and approved minutes for these meetings are available on the community's web site: TallPinesRanch.org. Also available are the HOA's governing documents, meeting minutes, budget information, water information, contacts, and alerts.
 - e. One special meeting was held to discuss covenant violations for a property.
 - f. A community Bar-B-Q was held at Fox Run Park on June 28th. Paula and Dean Maurry were thanked for their work in organizing this event.
 - g. Water Augmentation was covered, including the history of over-usage (one home in 2013), fees for this (\$8 per 1,000 gallons used over 146,976), potential actions the State can take for over-usage, and that well readings are due from owners by the end of October.
- VI. Architectural Control Committee Report – Pat Burch, Chair
 - a. Multiple homes being built in community this year with 3 more to be built next year
 - b. Other plans for exterior changes that were approved were: landscaping (2), tree thinning (2), workshop/storage buildings (1), garage mod/expansion (1), detached garage (1), exterior home mod (1), fence (1), and use of a dumpster for interior work (1).
 - c. Recommendation to get plans / requests in early to give the committee enough time to review
 - d. Be sure to submit plans for fire mitigation/tree thinning, dumpsters (even if work is to be done indoors)
 - e. While the governing documents require owners to submit, and get approval for, plans to thin trees for fire mitigation, the committee is sensitive to the importance of this work
 - f. The AC Committee works with owners, not against them, to ensure changes are in line with the governing documents and Colorado guidelines

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VII. Treasurer's Report - Larry Lawrence, Treasurer

- a. Financials
- b. \$21,636.84 in Checking/Savings and \$83,222.35 in 2 CDs (mainly for potential well water needs).
- c. 2015 Budget ratification (B McCarthy/C Coscarelli - unanimous)

VIII. Forestry Report

- a. The HOA contracts, annually, with the Colorado State Forest Service to do walk-through inspections for diseased trees on all 52 properties. 2 inspectors are now used.
- b. From 10 infested trees found on the 1st inspection in 2009, then 3 trees in 2010, no infested trees were found during the October 2013 inspection.
- c. The 2014 inspection is on October 21st.
- d. CSFS provides fire mitigation recommendations after their inspection for owners who sign up for this and plan to be present.
- e. Owners must receive approval to cut down trees greater than 4 inches in diameter.

IX. Election of Directors

Candidates:

- David Hicks – willing to serve another term (9 votes)
- Pat Burch re-elected (12 votes)
- Larry Lawrence – willing to serve another term (9 votes)
- Jane Kerr (14 votes)
- Tim Miller (16 votes)

Tim Miller (772 Long Timber), a new homeowner, and Jane Kerr (18853 Pagentry), whose home in the community was recently built, were elected to the Board along with Pat Burch, who was re-elected. Their first Board meeting, where they will establish officer positions, will be on November 10th.

David Hicks, balancing great leadership with his work demands, was willing to step down for another to take his place, as was Larry Lawrence, who has been on the Board since the trees in the area were seedlings. Both were warmly thanked for their service to the community.

Open Forum

The value of a community directory was discussed. Jane Kerr, newly-elected Board member, will organize this.

Adjourned at 8:07 PM

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