

**Tall Pines Ranch HOA  
Board Meeting Minutes  
November 16, 2015 – 776 Long Timber**

- I. Call to Order** – The meeting was called to order by Board President, Tim Miller, at 7:15 p.m.
- II. Roll Call** : Board Members present – Tim Miller, Pat Burch, Roger Hanson, Caren McCarthy
- III. Financial Report** – Unavailable
- IV. Outstanding Violations** – None
- V. New Violations** – None
- VI. Old Business**
  - A. Red Oak Contract renewal** – The Red Oak Contract renewal terms were discussed. The emphasis going forward is to balance enforcement of the covenants and standards needed to maintain a quality neighborhood along with creating and maintaining an environment where members feel they are “free” to live here. The following terms were agreed upon:
    - 1. Fees to remain the same.
    - 2. Red Oak will inspect the neighborhood nine times per year – monthly April thru October and two times during the winter months in November and February. This is one time less per year than last year.
    - 3. Board is granting the Board President the ability to govern the enforcement process. This process is as follows:
      - a. Red Oak submits list of offenses noted to all Board members.
      - b. Board President approves/disapproves the proposed offenses with consultation of the Board Members.
      - c. Red Oak then sends out notifications only to those approved offenses.
- VII. ACC Update:**
  - A.** 717 Piney Ridge – planting grass near RV garage
  - B.** 718 Long Timber – changed tarps to gray color
  - C.** 789 Tall Timber – replacing existing driveway
- VIII. New Business:**
  - A.** Progressive Dinner – The intent of this activity is to provide an opportunity for neighbors to get to know each other and to build a feeling of community here in TPR. Sheri Miller explained how the dinner would proceed and that we are needing a cohost/host for both Soup and Salad. There are approximately 30 people signed up to attend. She will pass out flyers to all homeowners and ask Paula to send out an email to make sure everyone knows about the event.
  - B.** TPR Stone entrance structures – It was noticed that the northwest entrance structure is deteriorating. Pat and Roger will look at it and proceed in getting quotes to repair it.
  - C.** Our next two meetings are scheduled for February 8, 2016 at 826 Piney Ridge Way and May 16, 2016 at 807 Piney Ridge Way.
- X. Adjournment:** The meeting was adjourned at 9:00p.m.

Submitted by Caren McCarthy, TPR Board Secretary