

Tall Pines Ranch HOA
Board Meeting Minutes
June 20 2018

1. Meeting Called to Order - President Tim Miller
2. Roll Call – All Members but Ken Huisman in attendance. Homeowners in attendance: Rich and Tammy Dillman.
3. Approval of Meeting Minutes
 - a. Minutes tentatively approved as long as suggested changes made electronically completed prior to posting on website
4. Open Forum for two homeowners:
 - a. Rich and Tammy Dillman presented a submission for an addition to their home.
 - i. Questions were asked regarding a 12 x 12 steep roof.
 - ii. Board made it clear that all plans must first be approved by the ACC. That covenants of the current HOA be upheld. The Board would conduct it's due diligence regarding a proposed waiver for the height of the roof by asking and receiving approval from neighbors possibly affected with view impairment.
 - iii. Proposed timeline of a September/October start with March being a final date. A possible waiver for an RV in the driveway might be needed.
 - b. Issue of Wood Burning in the covenants brought up, the rules for the County of El Paso would help guide that.
5. Treasurer's Report
 - a. Necessary to transfer to CD's;
 - i. \$9500.00 expense through the year making \$19500.00
 - ii. Put a small portion, \$5000K in the Summer CD
 - iii. Intend of board to put larger amount into the water fund , \$15000.00 in January
 - b. Reference to charging of HOA dues
 - i. Board discussed the possibility of lowering the dues for the 2019 year in such a way that our excess will still be an adequate cushion if the need arose.
 1. Linking a letter to the community regarding the current water situation from the H2O commissioner being a reason that the HOA is able to lower the dues.
 2. Possibility explored of other community benefits to justify dues structure as is:
 - a. Fiber Optic future expenditures
 - b. A service for hauling off pine needles and/or brush one to two days in a year.
6. Covenant Enforcement Review
 - a. 18650 Lake Drive:
 - i. Parking Violation Noted
 - ii. Courtesy Note sent
 - b. 862 Long Timber
 - i. Construction driving on dirt
 - ii. Notice for Fines Imposed

7. ACC Update:
 - a. No report
8. Old Business:
 - a. Picnic July 21st
 - i. Arleen's Beans catering
 - ii. Dean and Caren doing flyer for homeowners
 - b. Outstanding Dues – starting fines and liens on properties; certified letters sent to homeowners as reminder
9. Next Board Meeting August 28th 2018 at
10. Annual Board Meeting October 11th at the Barn in Woodmoor

Meeting adjourned 10:09pm