Tall Pines Ranch
Board Meeting Minutes
May 7, 2008

1. Call Meeting to Order – The meeting was called to order at 7:00 p.m. by Board President Letha Wilbur.

2. Roll Call – Board members present were Letha Wilbur, Derek Powell and Priscilla Hudson. Michelle Peck and Allie Lakin were present from TMMC Property Management. See sign in sheet for owners present.

3. Homeowner Forum - Letha advised the owners present that the meeting will be conducted in accordance with the meeting conduct policy handed out as owners signed in. Each owner present was offered to speak for three minutes. The following are notes made from each owner's comments:

    a. Jo King, 789 Piney Ridge Way – Discussed letter that she received from a concerned neighbor. She was unhappy about letter and feels that the letter was cowardly because it was not signed and it was not called for. If that is the way things will be conducted here she does not feel she has neighbors.
    b. Diane Schugart 789 Tall Timer Lane – She is concerned about the way the neighborhood is going.
    c. Tim Schugart, 789 Tall Timber Lane - Tim stated he does not understand how we got to this place. There are better things to worry about and need to live in harmony. Feels that we are worring about things that are not important. We should have our HOA dues pay for things that are important like having a neighborhood party. He stated he is willing to match whatever the HOA will put into having a party at their house. He stated we should all be respectful of our neighbors.
    d. Doug Harder, 18715 Lake Drive – Stated he does not feel parking a vehicle outside is a big deal.
    e. Gary Wright, 718 Piney Ridge Way – Gary advised he protests the Board's letter that covered his letter because it identified who he was and that he had received prior violation letters.
    f. Lori Powell – She stated they moved out of last neighborhood because they did not enforce their covenants. Stated that everyone who moved into the neighborhood agreed to the covenants. The covenants should not be changed to accommodate when a covenant is inconvenient for an owner. She commented that she would love to live in an area where everyone gets along.
    g. Peter and Monica Maerky, 844 Piney Ridge Way – Stated they got a letter for a trash can being out and it was the trash day. Stated the HOA is wasting money sending letters out. Wanted to know if Derek took the pictures. Wants to call a special meeting. Peter presented no comments.
    h. Bob Djokovich, 18910 Pagentry Place – Advised he is opposed to covenants, having said that upon moving into the community he agreed to abide by the covenants weather or not he agrees with them. He advised the Board has the duty to enforce the covenants. Stated that we need to take the personal element out and realize that the Board does this on a voluntary basis.
    i. Kristin McCoy, 18910 Pagentry Place – Advised that Gary's letter was a great letter that brought up good points and wishes he would have signed his letter. Stated that he took the right approach to change the covenants. But we agreed to abide by the covenants. Stated that we all have to abide by the rules or take the consequence but it is not necessary to become hostile or rude toward those trying to enforce the rules. The Board is not out to persecute anyone. She also reminded owners that two years ago at the meeting, no one volunteered to run for the Board.

j. Henry Soto, 825 Piney Ridge Way – Advised he respects covenants and should be enforcement, at same time there is the spirit of the enforcement of the covenants. Feels there have been people called out and not treated fairly, by the letter of the law yes, but not as an individual. Understands that this is not the forum to address personal concerns as this is the monthly Board meeting.

k. Cynthia Coscarelli, 736 Piney Ridge Way – Discussed that she has a problem that Letha advised she did not know that owners were coming. She stated she called TMMC and discussed the documents received and that meeting was being attended. Stated she has never had issues like this with any other HOA she has lived or owned in. She stated she loves the covenants and respects them. Letha address that there was a mistake on what time she was told and also discussed the covenant enforcement issue.

l. Gary King, 789 Piney Ridge Way – Gary agreed that we need covenants and rules but has a problem with the way they are being enforced. Stated if neighbor has a problem with him they should come to him. He would be very upset if he first heard from the management company. He commented that he is all for rules and regulations as a last resort.

m. John Hudson, 18854 Pagentry Place – Glad to meet neighbors, he wishes it were under better circumstances. Stated that this is his largest investment and we have to protect his investment.

n. Barb Schlinker – 808 Long Timber Lane – Stated that she feels covenants are reasonable, but feels there is a disconnect between what the Board intended and how the communication came out. Everyone wants to keep values up but would not like to keep rules so strictly enforced that the neighborhood gets a bad reputation. Questioned if anyone requested a special meeting.

    i. Letha advised that Monica did request a special meeting further advised that Board is taking all requests and questions under advisement. Stated if an owner would like to make a change, they need to write a letter to the management company so that the issues can be reviewed.

o. John Wilbur, 18938 Pagentry Place – John responded to complaints they have received regarding lights. Stated they have had sheriff out 15 times due to vandalism. One time they had their front door kicked in, which was scary. John said they have turned out some of the lights that face east and has also reduced the lights to 40 watt. John has also checked with immediate neighbors who had no problems with their lights. It was noted that the same person who complained about their lights also requested that street lights be installed. He noted that he is not in favor of street lights and feels that it is up to each owner to light their own property.

p. Pat Pomphry, 771 Piney Ridge Way – Stated they also received a letter about their holiday lights. Stated that he procrastinated and got a letter and admitted it was his fault. He stated he does not hear gossip that happens in community but is hearing of problems with the covenants. He stated that the covenants are no different than a law or ordinance that a city would pass. Stated he did not sign off on the governing documents, but he received a copy when he purchased his home. He stated we have a great neighborhood and hopes we all can live together and get along.

q. Peter Maerky – 844 Piney Ridge Way - Wants to be treated with respect from the Board. Stated he has not been able to receive a copy of the minutes from the last meeting as he requested.

    i. Letha addressed Peter and advised that the minutes from the last meeting were being approved at the meeting tonight. The minutes are not available to be disseminated until the are approved.

r. Derek Powell – 18909 Pagentry Place, Stated that one complainer received letter after letter for violating the covenants. He stated regarding a comment that people are getting picked on, that is not happening. He stated this Board agreed to enforce covenants equally – it was noted that Board members have also received covenant violation letters. The covenants are fairly and uniformly enforced.

s. Letha thanked everyone for coming.

t. Jo King wanted to know when they would hear back from the Board on the issues brought forward at the meeting. Letha advised the Board would be taking all of the items under advisement and would further discuss the issues at the next Board meeting. Jo stated that the process was not soon enough and either the Board needs to either call the special meeting or respond to the owners sooner. Letha again advised that the Board would take the owner's requests under advisement.

4. Approval of Minutes – Motion to approve the minutes as presented Priscilla, 2nd Derek – all in favor, motion carried.

5. Old Business

   a. Covenant Enforcement – Open Violations – TMMC discussed the open violations. TMMC will close the violations that have been cured and will send subsequent violation letters for the continuing violations.

6. New Business

   a. Parking – Following the last meeting, TMMC sent a letter presented by Gary Wright as well as a cover letter prepared by the Board discussing amending the Governing Documents to modify the parking restrictions, allowing vehicles to be parked outside overnight. Owners were given a ballot and asked to vote in favor or opposed to the proposed amendment. TMMC advised that 35 responses were received as follows: 14 ballots were received in favor of the proposed parking amendment and 21 ballots were received opposed to the parking amendment. Letha moved that the Board will not further pursue the request to amend the documents as the majority of homeowners were not in favor of this amendment, 2nd Derek – all in favor, motion carried. The Board requested TMMC notify Mr. Wright of the reason the request was rejected.
   b. Next Meeting Date – TMMC will email the Board advising of available meeting dates for the June Board meeting.
   c. Property Fence - Letha advised that she has received a few calls questioning who is responsible for the fence surrounding the perimeter of the property. Letha advised that it is in the covenants that the HOA is responsible. Issue tabled for further review until additional information can be obtained from the developer. Letha advised she will contact the developer for their input.

7. Monthly Correspondence

   a. Financial Reports and Bank Statements – Motion to accept the financial statements Letha, 2nd Priscilla – all in favor, motion carried.
   b. Legal Status Report – The Board reviewed the legal status report and discussed questions as presented.
   c. Unit Activity Report – The Board reviewed the unit activity report, no questions were presented.

8. Adjournment – The meeting was adjourned at 8:26 p.m. Motion to adjourn Letha, 2nd Derek – all in favor, motion carried.