

**TALL PINES RANCH HOA**  
**Board Meeting Minutes**  
**June 2, 2009**

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- I. Call Meeting to Order - The meeting was called to order at 6:40 p.m. by Priscilla Hudson.
- II. Roll Call – Board members present were Priscilla Hudson, Derrell Schreiner and David Hicks. Owners present were Monika and Peter Maerky, Reesa Hicks, Candy Torrence, Derek and Lori Powell and Sue and Larry Lawrence. Michelle Peck was present representing TMMC Property Management.
- III. Homeowner Forum – Priscilla offered the owners, who signed up to speak at the meeting, an opportunity to address their concerns. Comments offered included the agreement that the owners would like to move forward in a cohesive manner. Candy presented a list of items that she would like to see including, clarification and improvement of the covenants, owner education as required by state law, elimination of anonymous complaints and maintain the privacy of a complainant, schedule regular meetings of the Board in the community to allow owners to attend, send monthly and bi-monthly newsletters to the members and send notices of director meetings to members including a meeting agenda. Derek commented Candy's comments regarding anonymous complaints and noted that if anonymous complaints were eliminated people will not come forward and the covenants will not be enforced. Larry addressed his concern that the Board has elected to proceed with only 3 Board members rather than 5. Larry also suggested that a committee review the covenants to evaluate and make recommendations to the Board and to provide suggestions where there is ambiguity.
- IV. Election of Officers – Derrell nominated David Hicks as Board President. Derrell withdrew his nomination and nominated Priscilla as she has more history in the community, 2<sup>nd</sup> David – all in favor, motion carried. Derrell nominated David as Vice President, 2<sup>nd</sup> Priscilla – all in favor, motion carried. Priscilla nominated Derrell as Secretary/Treasurer, 2<sup>nd</sup> David – all in favor, motion carried.
- V. Approval of Minutes – Motion to approve the minutes of the May 21, 2009 Board meeting as presented Derrell, 2<sup>nd</sup> Priscilla – all in favor, motion carried.
- VI. Define and Prioritize Unfinished Business
  - a. Perimeter Fencing Status – David discussed the ARC's evaluation of the fence. It was noted that the fence needed to be fixed or removed. The Board discussed contacting the surrounding HOA's to see if the fence is on Tall Pines Ranch's property line or on the other HOA's property line. Derrell moved that at the annual meeting the owners discuss amending the Declaration to remove the responsibility of perimeter fence from the HOA and transfer it to the individual owners who have the fences on their property line, 2<sup>nd</sup> David. Priscilla opened the motion up to the members for comment. A discussion ensued if the HOA should just remove the fence. It was noted that the fence is down in several areas and poses a liability concern for the HOA. It was also noted that in some areas the fence is keeping out livestock. The Board determined they would table the issue and in the meantime David volunteered to contact the surrounding HOA's to discuss the fence. Upon completion of the discussion, Derrell's motion was unanimously approved. The Board will discuss David's findings at the next Board meeting.
  - b. Open Covenant Violation – 18650 Lake Drive – The Board discussed the status of the violation. Upon discussion the Board determined that Derrell would contact the owner to discuss the Board's request to have the owner submit an ACC request for the

changes made to their deck. It was further noted that one or more Board members would verify all complaints prior to any action being taken.

- c. Homeowner Correspondence
  - i. 844 Piney Ridge Way – The Board reviewed the letters submitted by the owner regarding the items stored in a fenced in area on 18909 Pagentry Place as well as the placement of the fence enclosure. The Board discussed that they would verify the violation, Derrell excused himself from reviewing the violation. Priscilla questioned if David would review the matter along with another member of the ACC. Derrell noted that there are several homes that are in violation with regard to the fencing guidelines.
- d. Resolution Defining Parking Guidelines – It was noted that the prior Board addressed this issue and had come to an agreement on the intent. Harold Blomquist had previously drafted a parking guideline which had been reviewed by the prior Board. The prior Board and current Board discussed that the draft was verbose and may cause more problems. The Board discussed that they need draft a new guideline which defines the term habitual. Priscilla volunteered to draft the policy and email the Board for their review. The Board will present the final policy for approval at the next Board meeting.

#### VII. New Business

- a. 2008 Tax Return – TMMC presented a copy of the 2008 tax return for the Board's records.
- b. 2009 Tax Return Engagement Letter – Motion to accept the proposal submitted by James Moore and Associates to prepare the 2009 tax returns Priscilla, 2<sup>nd</sup> Derrell – all in favor, motion carried.
- c. Annual Meeting Date and Location – Priscilla will look into scheduling the annual meeting on a Saturday earlier in October at the Woodmoor Barn or a local church and send out available dates to the Board via email.
- d. Transition of Management Company – The Board questioned what steps should be taken when transitioning to a new management company. TMMC discussed the questions presented. The Board questioned if TMMC would be willing to stay through the term of the contract. Upon further discussion, TMMC rescinded their resignation.

#### VIII. Monthly Correspondence

- a. Financial Reports and Bank Statements - Derrell moved to accept the January, February, March and April financials as presented, 2<sup>nd</sup> David – all in favor, motion carried.
- b. Attorney Recommendation Letter – The Board reviewed the attorney's opinion letter. Derrell moved to begin foreclosure proceedings on 754 Long Timber Lane, 2<sup>nd</sup> David – all in favor, motion carried.

IX. ACC Committee Appointment – Priscilla will ask for volunteers to serve on the committee to fill David's position.

X. Schedule Next Meeting – The next Board meeting was scheduled for June 22<sup>nd</sup>.

XI. Adjournment – Motion to adjourn Derrell, 2<sup>nd</sup> Priscilla – all in favor, motion carried.

## **Annual meeting action items**

**Increase Board to 5 or keep at 3 members.**

**Staggered terms for elected members.**

**Perimeter fence – remove responsibility of maintenance from HOA and turn over to the owners –**

**Governing Document Amendment would be required.**

**New owner letter address covenants of concern (ie. Parking)**