

## TALL PINES RANCH HOA

### Board Meeting Minutes

July 27, 2009

- I. Call Meeting to Order – The meeting was called to order at 6:30 PM by President Priscilla Hudson
- II. Roll Call – Board members present were Priscilla Hudson, Derrell Schreiner and David Hicks. Owners present were Lori Powell and Don Hudson. (Larry Lawrence, Peter Maerky, and Steve Polland arrived at 6:55 PM just before adjournment.)
- III. Approval of Minutes – Derrell Schreiner moved to accept the minutes of the June 22<sup>nd</sup> meeting and David Hicks seconded. Motion passed unanimously.
- IV. Old Business
  - a. Open Violation – Parker/reported closed as cars are no longer parked in the driveway
  - b. Open Violation – Schultze/cars still parked in driveway, 2<sup>nd</sup> letter with intent to fine will be sent
  - c. Open Violation – Powell/brush pile still on property, 2<sup>nd</sup> letter with intent to fine will be sent
  - d. Open Violation – Powell/fence in setback – Mr. Powell has responded to the letter stating that the fence was erected more than a year before the complaint letter was sent. The board will investigate this matter further.
  - e. Open Violation – Lawrence/reported closed as garage doors are now being closed.
  - f. Open Violation – Parker/no response from homeowner regarding architectural approval for underdeck enclosure, 2<sup>nd</sup> letter with intent to fine will be sent
- V. New Business
  - a. New Violation – Parker/brush pile on property, Courtesy Violation Notice will be sent
  - b. Proposed Amendments from the board were presented: perimeter fence, by-laws wording change regarding election of directors, and defining size and placement of firewood on property. David Hicks moved and Derrell Schreiner seconded the motion to present these amendments to the homeowners by mail in ballot. Motion passed unanimously.
  - c. Annual Meeting Agenda – David Hicks moved and Priscilla Hudson seconded the motion to accept the attached agenda for the annual meeting. The motion passed unanimously.
  - d. Homeowners forum – Upon the arrival of Larry Lawrence, Peter Maerky and Steve Polland before the meeting adjourned, the board allowed them each the opportunity of addressing the board. Questions were asked and answered about the time it takes to follow through on a violation complaint, the posting of the minutes and financials on the website, and the proposed amendments. The homeowners requested that the board inform the homeowners about the proposed amendments before the ballot is sent, allowing for homeowner comment and addition suggestions for

amendments. The board agreed to this request. David Hicks moved and Derrell Schreiner seconded the motion to rescind the earlier motion accepting the amendments for vote. The motion passed unanimously. David Hicks volunteered to draft an email to all homeowners, outlining the proposed amendments, which once agreed upon by the board will be sent out as soon as possible.

VI. Next meeting – The next meeting will be held on August 25, 2009.

VII. Adjournment – The meeting adjourned at 8:01 PM.

Respectfully submitted

Priscilla Hudson

President, Tall Pines Ranch Homeowners Board of Directors