

Tall Pines Ranch HOA
Annual Homeowners Meeting Minutes
(approved at October 7, 2014, meeting)
Tuesday, October 9, 2013

The Annual Membership Meeting was called to order at 7:04 PM by President, David Hicks. Quorum was met.

Introductions of the five board members, Janice McLain (representing the management company, Red Oak Assoc., LLC), and members who were present. The Agenda was reviewed by President, David Hicks.

Approval of 2012 Minutes: Motion P Burke/2nd D Gardner – approved without changes.

President's Report by David Hicks:

- The annual assessment remains at \$375 per house/lot.
- HOA management – Approximately \$5,949 was spent in 2012. 2013 to date (through 9/30) is \$4,689.
- The new community website is being handled by Dorothy Silvanic – TallPinesRanch.org.
- Four Board of Directors Meetings, held quarterly, with minutes available on the community website.
- One Special Meeting was held.

WATER Report by David Hicks:

- Each lot is allowed 146,946 gallons per year. Historically:
- 2012 – 6 out of 42 homes used more than the allowed amount. 2011 – 7 out of 42 homes, 2010 – 6 out of 41 homes, and 2009 – 9 out of 41 homes used more. About 2/3rds of our allotment is used each year.
- 2,500 square feet of grass is the maximum allowed per property.
- The State Enforcement of Water Augmentation Plan: Historically, the overall development was addressed. Currently, the policy is to look at the usage by individual properties.
- The State can potentially: Issue court orders, assess fines up to \$500 a day, limit pumping (no external irrigation), require more frequent reporting, and completely shut down wells.
- A policy was implemented, per legal advice, which included a fine system for going over the allowed per lot limit, which is 146,946 gallons per year.
- The 2013 TPR rate for over-usage penalties has increased to \$8.00 per 1,000 gallons.
- Well readings are due to the HOA by October 31.
- Per original land owner, H Moran, 1 or 2 new wells may be needed, if current resources are depleted.

Architectural Committee (AC) Report by Pat Burch

- Three home plans were received with one home being built and two are still being reviewed.
- Also approved: Three landscaping plans, Two workshop / storage building plans, One garage modification/expansion plan, One detached garage plan, One exterior home modification plan, and One fence plan were reviewed/approved.
- The use of One dumpster for internal modifications was approved.

Treasurer's Report by Larry Lawrence

- Financials were covered, including 2012 year end & 2013 year-to-date Balance Sheet and Profit/Loss.
- 2014 Budget was approved: Motion by L Lawrence/2nd C McCarthy unanimous

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Tall Pines Ranch Homeowners Association, Inc.
Care of: Red Oak Associates, LLC
3578 Hartsel Drive E-220
Colorado Springs, CO 80920
(719) 268-2955

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Forestry Report by Bill McCarthy:

- Each year, Tall Pines Ranch contracts with the Colorado State Forest Service (CSFS) to do an inspection of our forest for diseased and insect-infected trees.
- The last Annual inspection was been done in February 2013. One tree on one lot was found, the owner of the property was notified, and the tree was removed by the property owner this spring.
- In past years, 3 trees on 2 lots were found in 2012, 2 trees on one lot was found in 2011, 3 trees on 2 lots were found in 2010, and 10 trees on 4 lots were found in 2009.
- Inspections have been arranged for late fall to give owners more time to remove infected trees and to make it easier for Forest Service personnel to get the work done.
- The next inspection is scheduled for October 18, 2013. [No infected trees were found.]
- Inspection is for Ips, Mountain Pine Beetle, mistletoe (wrap trees with red ribbon).
- Mountain Pine Beetle fly in the summer, can go up to a mile, attracted by fresh cut wood.
- Need to remove badly hit trees before the Mountain Pine Beetles fly.
- Characteristics: bore holes, tube of clear pitch/sap if beetle is successful in getting through the bark.
- Prevention: remove trees, don't just chip or use for fire wood, don't store fresh firewood.
- Owners can email photo to forest service for identification.

Fire Prevention by Bill McCarthy:

- In addition to reviewing the forest on properties within Tall Pines Ranch for infected/diseased trees, CSFS will provide fire mitigation recommendations for individual properties.
- The HOA has arranged to pay the extra cost of this, one hour per property, for owners who sign up and are able to be present during the inspection/review on October 18th.
- Tree clearing, per the covenants, is allowed but owners must receive AC approval to cut down trees with a caliper greater than 4 inches.
- Informational websites for the Colorado State Forest Service:
www.csfs.colostate.edu
Fire brochure at www.csfs.colostate.edu/pdfs/wholenotebook.pdf
Beetle brochure at www.csfs.colostate.edu/pdfs/bark-beetle-brochure.pdf

Election of Directors was done by Acclamation (Paula Maurry, a new owner, volunteered to serve)

Dorothy Silvanic was elected, having completed Catherine Dove's term (term expires in 2015)

Paula Maurry was elected, replacing Bill McCarthy (term expires 2015)

Term expires in 2014: David Hicks, Pat Burch, Larry Lawrence.

Open Forum

- P Burke voiced a concern that it becomes very icy and dangerous at the corner of Lake and Tall Timber.
- J Kerr will speak with people in the school bus system about icy roads.
- P Burke also mentioned past community gatherings at Fox Run Park and the value of getting together, either at each other's homes, a separate location, etc.
- Weeds in the ditches along the roads were discussed. The county usually mows once a year in June.

Meeting Adjourned at 8:15 PM

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