

Tall Pines Ranch HOA

2009 Annual Meetings Minutes

October 3, 2009

- I. Call to Order – 2:00pm. The meeting was called to order at 2:05pm by Board President Pricilla Hudson. Also present were board members Derrell Schreiner and David Hicks, and Michelle Peck of TMMC Management Company
- II. Determination of Quorum: TMMC advised there were 23 homeowners represented either by attendance or proxy, therefore quorum was attained. Copies of the Agenda, Minutes of the 2008 Annual Meeting and a proposed 2010 Budget were provided to the members in attendance.
- III. Approval of 2008 Minutes: The Minutes of the 2008 Annual Meeting were presented for approval. Motion to approve was made by Derrell Schreiner, 2nd David Hicks – all in favor, motion carried.
- IV. President Report: Mrs. Hudson offered remarks as the outgoing president of the homeowners' association.
- V. 2010 Budget Ratification: TMMC reviewed the income and expenses for 2009 and the proposed budget for 2010. TMMC and the Board addressed questions as presented. Motion to adopt the budget as presented made by Derrell Schreiner, 2nd David Hicks – all in favor, motion carried with one homeowner vote against.
- VI. Board Member Responsibilities & Election Guidelines: TMMC discussed the Board Member Responsibility handout and explained the election process.
- VII. Election of Directors: Mrs. Hudson reported no nominations were received prior to the meeting. Mrs. Hudson invited nominations from the floor and explained that the two nominees who receive the highest number of votes would serve two-year terms (until 2011) and the two nominees who receive the fewest votes would serve one-year terms (until 2010). David Hicks will continue on the Board of Directors with his term expiring in 2010.
 - a. Nominations from the Floor: The following candidates were nominated to run for the Board of Directors:
 - i. Cynthia Coscarelli
 - ii. Stephen Polland
 - iii. Bill Schulze
 - b. Volunteers from the Floor: The following candidates volunteered to run for the Board of Directors:
 - i. Larry Lawrence
 - ii. Candace Torrance
 - c. Candidate Introductions – A brief introduction was made either by or on behalf of each candidate

- d. Mr. Derek Powell vocalized his objection to the nomination of Larry Lawrence. Mr. Harold Moran vocalized his objection to all of the names presented for nomination.
- e. Election: The members cast their ballots. TMMC solicited three volunteers to count the ballots. The ballot counters were Reesa Hicks, William McCarthy, and Gary Torrance. The owners were advised that while the ballots were being tabulated, the meeting would be move to the Owner forum

VIII. Open Forum

- a. Water Usage Reports: David Hicks reported that forms to be completed by homeowners reporting the annual water usage at each property were sent with the Notice of Annual Meeting. Members are to read their own meters and submit them to David Hicks if they have not already done so.
- b. Forestry Inspection: David Hicks reported that a representative from the Colorado Forestry Service will be viewing properties in Tall Pines Ranch on October 12, 2009 to identify diseased and infested trees. The diseased and infested trees will be marked in a manner so that residents know which ones should be removed so as to maintain the health of the forest. Mrs. Patty Burke suggested a reminder be sent to the members by E-mail of the inspection. Mr. Hicks agreed.

IX. Election Results: Members were advised that the newly elected members of the Board are:

- a. Cynthia Coscarelli (two-year term to expire in 2011)
- b. Stephen Polland
- c. Larry Lawrence
- d. Candace Torrance (one-year term to expire in 2010)

Stephen Polland and Larry Lawrence received an equal number of votes; it was suggested by Mrs. Barbara Schlinker that at the organizational meeting of the Board of Directors it could be determined who would serve a one-year term and who would serve a two-year term. The suggestion was accepted by consensus.)

- e. Mrs. Hudson announced that the Bylaws require the Board of Directors hold an organizational meeting within 30 days of the date of the election. Mr. Hicks confirmed he would coordinate with the newly elected directors to schedule the organizational meeting and would communicate the date of the organizational meeting to the members for whom E-mail addresses are available.
- f. Members present expressed their appreciation to Mrs. Hudson and Mr. Schreiner for their contributions to the Tall Pines Ranch Homeowners' Association.

X. Adjournment: A motion to adjourn the meeting was made by Derrell Schreiner, 2nd Priscilla Hudson – all in favor, motion carried. The meeting was adjourned at 3:15pm.

Candace Torrance, Secretary Pro Tem