

Tall Pines Ranch HOA
Annual Homeowners Meeting Minutes
(to be approved at 2013 meeting)
Tuesday, October 9th, 2012

Meeting was called to order at 7:30 PM by President, David Hicks.
Announcement – quorum was met.

Introductions of the five board members, Janice McLain (representing the management company, Red Oak Assoc.), and members who were present.

Approval of 2010 and 2011 Minutes: Motion R Morris/2nd W Gerdes

President's Report by David Hicks:

- HOA management – a change was made from full-time management to semi-self management when Red Oak started managing HOA (2009). This has saved the HOA \$2,000 to \$3,000 each year (TMMC averaged \$9,000 per year for 52 properties).
- Assessment remained at \$375 per house/lot.
- Board of Directors meetings – held quarterly. Both draft and approved minutes can be found on the HOA website.
- One special meeting – a hearing regarding parking violations, which resolved well.
- The association's website, TallPinesRanch.org, has been functioning for 2 years.

WATER:

- 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.
- In 2009, 9 of 41 homes used more. In 2010, 6 of 41 homes used more. In 2010, 7 of 42 homes used more.
- Historically, overall use in the development was observed. Now, the new policy is to look at usage per individual lot.
- Potential actions: Court orders, fines (up to \$500/day), pumping may be limited, no external irrigation allowed, frequent reporting required, complete shut down of well.
- Draughts, like now, can cause more need of water to keep landscape green.
- The Tall Pines Ranch Water Policy and Resolution was addressed (available on website).
- 2012 well readings are due to the HOA by October 31, 2012.

ACC applications: 1 new home construction, 3 outdoor home modifications, 2 landscaping
Covenant violations: 16 unique violations, involving 13 separate properties, were addressed in 2012. These involved parking (cars, trailers, mowers, etc.), oversized sale signs, improper storage, loose dogs, pine beetle-hit pines, etc.

Treasurer's Report by Larry Lawrence

- Financials were covered, including 2011 year end & 2012 year-to-date (on website).
- 2013 Budget was approved: Motion by B Schlinker/2nd R Morris

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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

Forestry Report by Bill McCarthy:

Diseased Trees -

- Annual inspection by Colorado State Forest Service was done in February.
- Increased personnel to 2 for more thorough inspection (8 hours each)
- Looked 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
- 5 trees on 2 lots were found to be infected and required removal by property owners
- 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 -

- Recent Waldo Canyon Fire (June 2012)
- Important to have potential fuel for fire (trees, ladder fuel from ground to canopy, fitters, pine needles in gutters) more than 75 feet away from house
- Have house numbers clear and able to be seen from road in front of house

Road Repair Report by Pat Burch

- Roads not to be repaired this year due to budget shortfalls
- HOA board to consider having needed work done (cracks routed/filled) at HOA expense

Election of Directors (no nominations were made from the floor)

David Hicks re-elected (unanimous vote)
Catherine Dove (term expires in 2013)
Pat Burch re-elected (unanimous vote)
Larry Lawrence re-elected (unanimous vote)
Bill McCarthy (term expires in 2013)

Open Forum

- Pygmy Nuthatches bore through siding, including stucco. Home Depot has a cayenne pepper product. Woodpeckers and flickers can be a problem, too.
- A lost dog (sharpei) was mentioned.

Adjourned at 8:50 PM

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