

Tall Pines Ranch HOA  
Board Meeting Minutes  
November 5' 2013  
18590 Lake Drive

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- I. Call to Order – The meeting was called to order by Board President David Hicks at 7:30 pm.
- II. Roll Call – Board members present were David Hicks, Larry Lawrence, Pat Burch, Dorothy Silvanic and Paula Maurry. No homeowners were present for the meeting.
- III. Election of Officers –Board Members will fill officer positions as follows:
  - a. President – David Hicks
  - b. Vice-President/ACC Liaison – Pat Burch
  - c. Treasurer – Larry Lawrence
  - d. Secretary – Dorothy Silvanic
  - e. Member at Large – Paula Maurry
- IV. Approval of June 26, 2013 Meeting Minutes.
  - a. Meeting Minutes for June 26, 2013 were unanimously approved.
- V. Financial Report-Larry Lawrence stated that he is awaiting year end reports to close out the 2013 books. These will be available Dec 31, 2013.
- VI. Outstanding Violation Review
  - a. 18966 Pagentry Place. Board to request update from Red Oak associates on status of response to Homeowners spring 2013 letter regarding parking fines before addressing outstanding fines/annual assessment.
  - b. 862 Long Timber Lane. Unapproved fencing has not been resolved through property change of ownership. Red Oak Associates and current owner are in contact about fending. Board seeking appropriate way ahead in light of ownership change.
  - c. 18791 Pagentry. Board disapproved blanket parking waiver and seeks specific time frame, length of waiver and number of cars from homeowner. Once received, Board will reconsider a waiver.
- VII. New Violations –Currently there are no new violations. However Board did reiterate the requirement for Red Oak to validate violations before sending courtesy letters, and discussed possible phone contact in addition to letters to alert homeowners to violations.

VIII. ACC Update

- a. 18853 Pagentry—Board is awaiting sample materials box
- b. 789 Tall Timber—Appeal to ACC request for dog fence under deck pending material sample consistent with material on rest of house/upper deck.

IX. Old Business

- a. Water Readings. There are a few outstanding water readings, David Hicks is compiling list.
- b. Forest Inspection. The Colorado State Forest Service (CSFS) conducted the annual forest inspection on 28 October. No trees infected by beetles were found. However, slash piles and cut trees should be removed before spring time to reduce the potential for beetle infestation. In addition to inspecting the forest for beetles and disease, the Forest Service assessed the community for fire mitigation and defensibility. They identified specific lots that need tree thinning to promote forest health and maximize fire defensibility. Additionally, the CSFS spoke with several homeowners who had requested additional instruction on defensible space around homes and forest health. The Board will provide this information directly to home owners and encourage homeowner efforts to improve the health of our forest. Cutting trees greater than four inches in diameter requires Board Approval.
- c. Crack Sealing. Pat Burch will engage with El Paso County on status of road maintenance.

X. New Business

- a. Newsletter. Board request to Red Oak to develop newsletter with results of Forest Inspection, Board member updates
- b. Annual Board Meeting Schedule. The Board Meeting schedule is:
  - i. 7 Jan 2014, 7:00 at 715 Trumpeter Court
  - ii. 8 Apr 2014, 7:00 at 18881 Pagentry Place
  - iii. 15 Jul 2014, 7:00 at 18825 Pagentry Place
  - iv. 7 Oct 2014, 7:00 at the Barn, Woodmoor
- c. Bank Signing Authority. Larry Lawrence will follow up with the bank to ensure sufficient current Board Members have signing authority.
- d. Trash Service. The Board decided to make no changes to the current situation where homeowners set up individual trash service.
- e. Community Picnic. Paula Maurry volunteered to organize a summer event
- f. Political Signs. Colorado Law provides guidance on display of political signs and allows HOAs to develop a policy on the display of political signs. Tall Pines Ranch HOA currently does not have a policy on the display on political signs.
- g. New Residence Welcome. Paula Maurry volunteered to welcome new residents.
- h. Slash/Wood Storage. The Board encourages the removal of slash and wood piles to both mitigate fire potential and reduce bug infestation in the forest.

XI. Adjournment. Meeting was adjourned at 9:24 pm.

Respectfully submitted,

Dorothy Silvanic  
Secretary