

Tall Pines Ranch HOA
Special Board Meeting - Minutes
August 12, 2015

Monument Sanitation District Office – 130 2nd Street

Meeting called to discuss delayed landscaping at 18937 Pagentry Place

- I. Call to Order – By Board President, Dorothy Silvanic, at 7:06 PM.
- II. Roll Call – Board members present were Pat Burch, Dorothy Silvanic, and Paula Maurry. Patty Burke arrived a bit later. ACC member, Doug Harder, and Janice McLain CMCA®, of Red Oak, the HOA's management company, were also present, as was Ken Huisman, owner of 18937 Pagentry.
- III. D Silvanic recapped the matter at hand, including that October 2014 is when landscaping at 18937 Pagentry was required to be completed, per the HOA's *DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS* (From the 2nd Amendment, June 5, 2003):

10. TIME OF CONSTRUCTION AND BUILDER'S COMPLIANCE FEE ... Once construction shall have been initiated ..., construction of that particular structure, including landscaping, shall be completed within twelve (12) months of the time such construction was initiated. ... Fines for non-compliance shall be determined by the Committee. ...

Discussed the landscaping matter and expectations of the Board/AC.

Board motion (P Burch/P Burke - unanimous):

To impose landscaping requirements on the owners of 18937 Pagentry Place with a deadline for completion of September 30, 2015. If this date is not fully met, applicable Fines imposed will be \$50.00 per day.

Requirements:

Plan submitted by the Huismans, by August 17, approved by the AC/Board, to include:

Retaining walls; brick added to walls (where needed); adding of rock (4' around house), plantings, and any needed soil for grading; walk-out area NE of house; and additional reseeding for erosion control and to control noxious weeds. Retaining wall between house and road, per original, AC/Board-approved plan.

Also, a complete landscape plan for the walkout basement – the CCRs require the entire building to be landscaped within 12 month period, which includes the walkout basement area.

- IV. Adjournment. The meeting was adjourned at 8:30 PM.

Respectfully submitted;

Janice McLain, Certified Manager of Community Associations®

Owner/Manager - Red Oak Associates, LLC