

Tall Pines Ranch HOA
Annual Homeowners Meeting Minutes
(to be approved at the 2016 Annual Meeting)
Tuesday, October 7th, 2015

- I. Meeting began at 7:00 PM
- II. Announcement – quorum met with 15 lots represented and 19 owners attending. Janice McLain, CMCA, owner of Red Oak Assoc., the HOA's management company, attended as well. All Board members were present other than Dorothy Silvanic.
- III. Introductions of Board members
- IV. Approval of 2014 Minutes – unanimous, without changes
- V. President's Report – Pat Burch, Vice President, went over the President's Report Letter from Dorothy Silvanic, outgoing President
- VI. Architectural Control Committee Report – Pat Burch, Chair
 - a. There were 3 plans for changes or additions and some extensions of time approved.
 - b. 3 landscaping plans and 4 new homes were completed or almost so.
 - c. Doug Harder and Chris Marter, ACC members, were thanked.
 - d. Be sure to submit plans for fire mitigation/tree thinning, dumpsters (even if work is indoors)
 - e. The AC Committee works with owners, not against them, to ensure changes are in line with the governing documents and Colorado guidelines
- VII. Treasurer's Report – Patty Burke, Treasurer
 - a. Reviewed the 3rd Quarter Financials
 - b. \$24,927.77 in Checking/Savings and \$88,958.27 in 2 CDs (mainly for potential well water needs). Future water needs were discussed as a highly unknown area for potential costs. Purchasing water may be an option, if needed.
 - c. The annual assessment remains at \$375.
 - d. 2016 Budget ratification (C Gardner/C Marter - unanimous)
- VIII. Forestry Report
 - a. The HOA contracts, annually, with the Colorado State Forest Service to do walk-through inspections for diseased trees on all 52 properties. 2 inspectors are now used.
 - b. From 10 infested trees found on the 1st inspection in 2009, then 3 trees in 2010, no infected trees were found during the October 2013 or 2014 inspections.
 - c. The 2015 inspection is on Tuesday, October 21st.
 - d. CSFS provides fire mitigation recommendations after their inspection for owners who sign up for this and plan to be present.
 - e. Owners must receive approval to cut down trees greater than 4 inches in diameter. While the governing documents require owners to submit, and get approval for, plans to thin trees for fire mitigation, the Architectural Committee is sensitive to the importance of this work.

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

IX. Election of Directors

Candidates:

- (Current members with expiring terms, Dorothy Silvanic and Paula Maurry, are not running for re-election.)
- Caren McCarthy and Roger Hanson, owner of a newly-built home in the community, were elected by acclamation.

Open Forum

The Millers will be organizing a progressive dinner where members of the community travel to one house for an appetizer, one for salad, one for an entre, one for desert, and a final home for cocktails. This will be for the Christmas/holiday season. December 11 or 12th are proposed for a date on this.

Adjourned at 7:45 PM

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