**Tall Pines Ranch HOA**

**Board Meeting Minutes**

**August 29, 2016 – 754 Piney Ridge Way**

1. **Call to Order** – The meeting was called to order by Board Vice President, Pat Burch, at 7:21pm.
2. **Roll Call** – Board Members Present – Tim Miller, Pat Burch, Patty Burke and Caren McCarthy.
3. **Financial Report** –
4. Red Oak charges are below $500 since the last meeting
5. Account Balances:
6. Checking Account - $35,470
7. Water Fund CD’s - $53,958 and $35,563 to total $89,521.
8. Will be transferring $12,000 from checking to water fund.
9. **Outstanding Violations** –
10. Received the latest list from Red Oak and no serious and immediate violations need to be addressed.
11. Previous parking waiver on Lake Drive has expired. Neighbors request that the same waiver not be granted again.
12. One delinquent water meter reading exists. Board will meet in special session to discuss our plan of action.
13. Pat Burch moved to schedule a special session to discuss the delinquent meter reading, HOA fees and parking violations. Patty Burch seconded the motion.
14. **New Violations** – None
15. **ACC Update** –
16. 718 Piney Ridge Way (WRIGHT OR MORAN?) – Pat spoke with them regarding retaining wall. They will hire the job done and complete it by mid September.
17. 18854 Pagentry – almost done with detached garage. Will be completed mid-October.
18. **Old Business**
19. Summer Picnic – thank you to Pat and Carol Burch for hosting Summer 2016. We are looking for a host for the 2017 Summer Picnic. Suggestions for a cul-de-sac location.
20. Neighborhood Directory – Roger not here to discuss
21. Damaged entrance sign – Pat Burch motioned to present the idea of a Revitalization Committee at the annual meeting. This committee would oversee entrance improvements and work within a budget of $5000 for the cost to repair and revitalize.
22. Neighborhood Watch – We will ask for suggestions on how to alert the neighbors of time-sensitive issues at the annual meeting.
23. NEPCO
24. The NEPCO website, nepco.org, will be added to the TPR website. It is a very informative website regarding local developments, gives a voice to northern El Paso County and shares information among neighborhood communities.
25. Funds to widen Hwy 105 are available. They plan to survey this fall then the following fall begin a four lane construction plan from Hwy 83 to I25. There will be a center divider and four lanes.
26. Progressive Dinner – Sheri Miller is proposing a tentative date of December 9 and will present this at the HOA annual meeting.
27. Forestry Inspection – Tuesday, October 4, 2016.
28. Board will meet for a short session on October 4, 2016, 772 Long Timber at 7pm.
29. **New Business** – Tim and Sheri Miller are interested in establishing a Wine Club for the neighborhood and will present the idea at the annual meeting.
30. **Adjournment:** The meeting was adjourned at 9;15pm.

Submitted by Caren McCarthy, TPR Board Secretary