

**Tall Pines Ranch HOA**  
Annual Homeowners Meeting Minutes  
(to be approved at the 2016 Annual Meeting)  
Tuesday, October 11<sup>th</sup>, 2016

- I. Meeting began at 7:00 PM
- II. Announcement – quorum met with 14 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.
- III. Introductions of those in attendance
- IV. Approval of 2015 Minutes – unanimous, without changes
- V. President's Report – Tim Miller covered achievements from the past year
  - a) The board decided to have the HOA join NEPCO (NEPCO .org) as a group shepherding the interests of organizations in the northern part of El Paso County, including traffic, water, legislation, etc. Members of the HOA can log into NEPCO's website of useful information – use password nepco16.
  - b) Excessive speed has been noted along Pagentry Place, as the southern route out of the Kings Deer area to the north. Speed / time recording equipment has been placed on the route, telling the Sheriff's office the time when speeding is more prevalent, allowing them to park in the area to deter speeders.
  - c) The north entrance sign has damage. The board is looking into options for repairing and improving it.
  - d) The board would like to establish an area beautification committee if there is interest from the community.
  - e) The budget holds no change in the annual assessment amount but has been looking further into getting a better grasp of the elusive state of water in the area in order to know what might be needed, in the future, in the way of purchasing water or wells. El Paso county looks out 300 years to estimate water deficits, whereas other counties generally use a 100 year period.
  - f) The summer picnic went well with Pat & Carol Burch being warmly thanked for allowing it at their home. The board is looking for another location for next summer, considering a potluck in one of the area cul-de-sacs as a possibility.
  - g) Last year's progressive dinner, in December, went well also, with about 33 residents participating. This year's will likely be December 9<sup>th</sup> or 10<sup>th</sup>. Contact Sheri Miller (367-6568) if you're interested in participating, hosting, or co-hosting (helping the host) for one of the meal courses.
  - h) Please let the board know if you have an interest in participating in a wine club.
  - i) Getting messages to the community, with information pertinent to the neighborhood (bears, etc.), is being researched with emails and texting currently being considered.
  - j) The website (TallPinesRanch.org) has a function where messages can be posted. A suggestion was made to utilize this to list good companies for work needing to be done on homes, fire mitigation, etc. The password function would need to be utilized for this.
  - k) The board is focused on talking more to people as neighbors.
  - l) The newsletter comes out, roughly, twice a year.

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VI. Architectural Control Committee Report – Pat Burch, Chair

- a) Doug Harder and Chris Marter, members of the ACC committee, were warmly thanked.
- b) It was slower this year than the last, when 3 new homes were built. This past year, there was a storage structure added, some landscaping (hardscape), and a repainting where the color was changed.
- c) In addition to the usual changes to the exterior of properties, mitigating fire risk and removing trees, larger than 4 inches in diameter, also require an approved ACC change form, available on the website.
- d) Those in attendance warmly thanked Pat for his contribution to the community as the ACC Chair and 4 years on the board. He is stepping down from both of those positions.
- e) The board plans to purchase replacement mailbox numbers, rather than requiring residents to do so, as many numbers are missing due to snow plow damage.

VII. Treasurer's Report – Patty Burke, Treasurer

- a) Reviewed the 3<sup>rd</sup> Quarter Financials
- b) \$34,731.82 is in Checking/Savings and \$89,521.90 is 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) It was suggested that an insurance review be done, which the new board will consider.
- e) 2017 Budget ratification (P Burke/L Lawrence – unanimous)

VIII. Forestry Report – Caren McCarthy

- a) This year's annual forestry inspection by the CSFS, covering all 52 properties, was done on October 4<sup>th</sup> this year. This year, the foresters commended the Tall Pines Ranch community for the care they take of the area's trees.
- b) 6 new trees were found with Red Turpentine beetle but there were no sightings of Ips or Mountain Pine Beetle.
- c) Fall is a good time to mitigate fire risk by removing ladder fuel (the lower and dead branches), which can allow a ground fire to get up into the crowns of trees, remove brush and dead growth, and to thin trees for their health, allowing enough space for each to grow naturally. In the fall, the needle cast has occurred, due to wind, and tree condition is easier to see. Clean up pine needles in the fall and check gutters for needles as well. Remove the most fire fuel in Zone 1, the area closest to the house.
- d) 10 infested trees were found on the 1<sup>st</sup> inspection in 2009, then 3 trees in 2010, and no infected trees were found during the October 2013 through 2016 inspections.
- e) CSFS provides fire mitigation recommendations after their inspection for owners who sign up for this and plan to be present. Contact Caren if you are interested for this in October of 2017 for your property.
- f) 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.

IX. Election of Directors

Candidates:

- a) Current members with expired terms: Tim Miller, Pat Burch, and Patricia Burke, Pat Burch with only Tim Miller running for re-election.
- b) Motion: to elect all 4 candidates for the 3 open positions, by acclamation. (T Miller/Bill Mc) The motion carried with Pat Burch against and Larry Lawrence abstaining.

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- c) David Hicks (former HOA president), Heather Weickum (a new owner on Pagentry), Ken Huisman (a recent owner on Pagentry), and Tim Miller were elected by acclamation. (P Burch/L Lawrence)

## Open Forum

Some were familiar with activities at one of the properties on Long Timber Lane. Tim Miller related actions taken by the board, including consulting with the HOA's attorney and holding a hearing, which took place on October 4<sup>th</sup>. Mr Miller stated that he was mostly certain that there was not a marijuana grow on the property at this time. Janice McLain, manager, related that, in her observation, the board has been conducting itself rationally and responsibly in pursuing solutions in this matter.

It was suggested that meetings be held on the weekend as parents are often unable to attend. This had been discussed prior to this meeting, with more interest in meetings remaining on the 2<sup>nd</sup> Tuesday of each quarter.

Bill McCarthy is in touch with the county about mailbox damage by snow plows. The Sheriff's Dept. finds it difficult to spot damage when it occurs as roads are often impassable until the plows go through the area. Dave Dickenson related that he was successful in winning a small claims suit against the county but found it worthless since they were only willing to provide a wooden mailbox, which is not what is allowed in the HOA.

The intersection of Lake Drive and Tall Timber is the iciest, with Tall Timber remaining icy due to being shaded. The board could look into hiring snow removal.

There is currently a Tall Pines Ranch book club. Contact Caren McCarthy if interested.

Janice McLain, manager, suggested that the board and forestry committee look into Firewise.org and possibly working toward getting the community Firewise certified, which can help to reduce insurance costs.

The Millers will again be organizing a progressive dinner where members of the community travel to one house for an appetizer, one for salad, one for an entree, one for desert, and a final home for cocktails. This will be for the Christmas/holiday season. December 9<sup>th</sup> or 10<sup>th</sup> are proposed for a date on this.

The board was warmly thanked for their work.

Adjourned at 8:44 PM

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