Tall Pines Ranch HOA

Board Meeting Minutes

May 14, 2019

1. Meeting called to order by Tim Miller at 7:34pm
2. Roll Call – Tim Miller, Jason White, Caren McCarthy and Dean Maurry were present. Community member, Sheri Miller, was also present.
3. Treasurer’s Report
4. Annual dues have been deposited with only three residences left to follow up on.
5. Board voted to transfer $7,000 from checking to the short term CD when it matures in July 2019.
6. Outstanding Violations
7. 736 Long Timber is in violation of the parking policy. Since their granted waiver has expired, we will send another violation letter in addition to the previous several letters. They have requested an additional, separate parking waiver that will not be approved until the existing violation ceases. Since we are without a property manager at this time, the Board will send the violation letter.
8. New Violations
9. 790 Piney Ridge is in violation of the parking policy and will be sent a letter from the Board.
10. ACC
11. 736 Long Timber is planning an addition to their home and has been working with the ACC committee on parameters. After numerous requests for clarification, two submittals have been made for review. The ACC will impose a $200 fee for evaluation of the second submittal per our governing documents but not the first one due to an oversight.
12. New Business
13. Newsletter
14. Dean Maurry will assemble a newsletter by early June.
15. He needs content from some of the Board members before he can include various items like a slash cleanup or forestry inspection.
16. He will include the summer picnic date of July 27, 2019.
17. NEPCO Meeting – Saturday, May 18, 2019. No one on the Board is able to attend.
18. Summer Picnic
19. Date is July 27th, 2019 at Pat and Carol Burch’s house.
20. Sandwiches, drinks, sides and desserts are planned from Costco.
21. Will send invitation flier out in early July.
22. Welcome Committee – needs to contact new owners on Long Timber and Pagentry. Sheri and Caren will coordinate a gift and time to visit.
23. Coyote killed a small dog on Long Timber.
24. Pocket Gophers - Jason White shared information on a way to remove pocket gophers from a property without endangering the area wildlife. The product used is a pellet that turns to gas. The service is approximately $150 per household.
25. TPR Mailboxes - Jason White researched our community mailbox options and discovered that parts may be purchased for them without having to purchase a whole new mailbox each time something breaks.
26. Speed Sign - Tim Miller researched a speed display sign. They are approximately $4000 to purchase but we can also get on the sheriff department’s list for a rental of their equipment.
27. New Property Manager search
28. Sheri Miller presented her intention to serve as our property manager. She will detail her terms in a proposed contract for the Board to officially evaluate. It will be compared to other proposals the Board has collected.
29. Tim has asked that he be excluded from all discussion regarding her proposal due to a possible conflict of interest. He has also asked that he be allowed to take a position other than Board President for this same reason.

Meeting adjourned at 9:40pm.