Tall Pines Ranch HOA

Annual Board Meeting Minutes

November 29, 2018

1. Call to Order 7:02 PM
2. Annoucement and Introductions:
	1. Quorum met with attendees. Proxies were on hand if necessary. Introduction of the Board, Homeowners, and Jeanne from EPM.
	2. Announcement made that Jeanne from EPM will no longer be working for Tall Pines Ranch HOA, as of Dec 31, 2018 to pursue another opportunity.
3. Approval of Meeting Minutes
	1. Voting for approval of 2017 minutes. Motion was made. Rodger Hanson Seconded. Motion Carried, and approved.
4. President’s Report: President Tim MIller
	1. Water and Aquifers.
		1. The way the documents have been written, is that after 300 years if at that point, the need to drill a well to replenish, the funds that are currently held for the water would be utilized.
		2. Given that 300 year window, what to do with those dues needs to be addressed.
			1. Do we keep putting money into that fund?
			2. Do we put excess funds into a CD?
			3. Do we decrease dues?
		3. Before answers can be given to these questions, the rules regarding the amount of money that can be held by a non profit entity must be researched, because if dues were do go down, we must remember that we can only raise dues by 10% each year as dictated in HOA covenants and bylaws.
		4. Pat Burch questioned Tim on if there were any sewer or septic issues that might require those funds.
	2. Brush Clean Up Participation
		1. Program was a success, and homeowners would like to continue this project in future. A lot of positive feedback from homeowners in attendance.
	3. Annual Picnic was held at Pat and Carol Burch’s home, with positive feedback on the food, the location from homeowners. Pat and Carol have tentatively offered to host the 2019 Annual Picnic
	4. All homes for sale have sold, and there are no more foreclosures in the neighborhood.
	5. It was suggested that to lessen the speeding through the neighborhood, to call the Sheriff to place a Speed Limit Sign in the neighborhood. One that could be rotated throughout the neighborhood.
5. ACC Report: Given by President
	1. No new constructions
	2. Reminders that hardscape and structural changes must be approved by the HOA.
6. Treasurer Report – Caren McCarthy
	1. The suggestion was made in 2017’s annual meeting to shop other banks. The board decided to remain with Integrity Bank for all three of it’s accounts
	2. Main income source is dues.
	3. Dues cannot be lowered at this time until questions regarding water issues are answered, and also until a new management company is found and finances are agreed upon between new representation and board.
		1. Copies of the Financial Reports can be received upon request
7. Forestry Report – Caren McCarthy
	1. Inspection was Sept 24th 2018. No destructive beetles were discovered.
	2. Red Turpentine beetle noticed in some areas, it is not destructive.
	3. Report asked that homeowners not stack wood to live trees it attracts beetles.
	4. Helpful tips given to avoid beetles:
		1. No Trimming between July and September
	5. There are noxious weeds in the neighborhood. It is best to kill them prior to them seeding in the fall. Photos of these weeds can be found online.
8. Property Management Update
	1. Reminder for any water readings to be turned in.
	2. HOA dues letters have been sent out.
9. Election Of Directors
	1. Tim Miller –Volunteered to serve another 2 year term for
	2. Heather Weickum – Volunteered to serve another 2 year term
	3. Jason White - Volunteered to serve a 2 year term to replace outgoing board member Ken Huisman.
	4. Caren McCarthy is currently serving and has one year left on her current term.
	5. Dean Maurry volunteered himself mid term to take over from Roger Hanson. Maurry was officially confirmed as a board member with this vote.
	6. Jason White Motioned to continue with these volunteers, Paul Coscarelli seconded, the motion was passed unanimously.
10. Open Forum
	1. Gary Wright requested that we make a reminder to homeowners to please clean up after their dogs while walking through the neighborhood.
	2. A post on the website to act as reminder was suggested.
	3. Some old blue print plans of our homes were brought to the meeting. Caren McCarthy has been gracious to take them to her home and email the owners to come get them if they want them.
11. Adjournment
	1. Meeting Adjourned at 8.54pm