Tall Pines Ranch HOA

Annaul Board Meeting Minutes

October 5, 2018

1. Call to Order 7:06 PM
2. Annoucement and Introductions:
   1. Quorum met – fourteen lots represented. Two proxies for the Burtwhistles and the Burchs. Fifteen homeowners present. Introduction of the Board, Homeowners, and Jeanne from EPM, the new management company for Tall Pines Ranch.
3. Approval of Meeting Minutes
   1. Voting for approval of 2017 minutes. Gary Wright motioned for approval. Roger Hanson seconded motion.
4. President’s Report: President Tim MIller
   1. Introduction of Jeanne Penberthy, representative of Engineering Property Management Company.
   2. The Beautification committee’s work in repairing both signs in the neighborhood. Possibility of lighting and landscaping in the future mentioned.
   3. The board approved the welcoming committee to welcome new homeowners with a gift of up to $100.00.
   4. Wine Club, has had a following so far.
   5. Annual Picnic had a new location this year at Dirty Women Park. Attendance to the event was lower than in 2017. The Picnic for 2081, will be at Pat and Carol Burch’s home.
   6. Two forclosures on homes in the neighborhood
      1. 862 Long Timber: Property purchased by a company to flip it for re-sale
      2. 18966 Pagentry: Property was purchased
   7. Car Parking Policies in Covenants:
      1. The board is striving to be consistent in all rulings regarding parking in the neighborhood. The interpretations of the policies are differing by many homeowners. Procedures for maintaining that consistency will include
         1. Putting measure in place so all homeowners are aware of where the violations are and what the board plans to do
         2. Monitoring of possible violations and quicker response times to those violations
         3. Implementing new procedures to address violations
            1. Beginning with courtesy letters, a second letter of demand to remedy, a third letter imposing a fine, etc.
            2. A thank you letter is also sent when homeowners comply to remedy the situation.
         4. The current TPR website has been changed and new items have been added to allow for online reporting issues such as water readings, and also allowing the download of waiver forms, acc forms, for faster processing and response times.
5. ACC Report: Ken Huisman
   1. No new constructions
   2. One garage was built with some hardscape
6. Forestry Report: Caren McCarthy
   1. Damage is minimal in neighborhood.
   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.
7. Treasurer Report – Jeanne Penberthy, EPM
   1. New options of using Ally bank online was suggested, a possible rate of 1.2% return interest rates. Board would consider pursuing for CD’s.
   2. Board approved annual cost of $47.00 for website hosting
   3. Assessments Remain at $375 per year for 2018
   4. 2017 Totals
      1. Actual P & L for 2017 through October
         1. Income: $20288.00 – from Dues, Interest Reserves, Interest on Checking, Enforcement Trust Fund
         2. Expenses: $13488.00
         3. Net Income: $6800.00
      2. Balance Sheet as of Oct 1 2017
         1. Assets total: $131525.08
            1. Made of two CD’s

CD55739 – $35723.97

CD55895 – $69417.74

* + - * 1. Checking account balance $26133.37
        2. AR - $250.00
      1. Liabilitiy and Equity
         1. Total $131525.08
         2. Opening Equity - $89664.24
         3. Unrestricted Net assets - $31115.99
         4. Net Income - $10744.85

1. Website particulars: Jeanne Penberthy, EPM
   1. Text messaging for improved communications has been started for the HOA
      1. Text EZTPR DEMO to 797979
   2. New options for payment of HOA dues
      1. Mail To: Integrity Bank and Trust ; Attn: Business Banking; 13475 Voyager Parkway; Colorado Springs CO 80921
      2. Make sure to include your address on your check
      3. Drop off check in person
   3. New Process for reading and reporting the water readings
      1. Use the website
      2. Mail in the form
      3. Take a photo and email Jeanne@EPMCAM.com
   4. Jeanne discussed the website, and the online forms that can be found on the new website.
2. Election of Directors
   1. Two positions open
   2. Caren McCarthy volunteered for re-election.
   3. Roger Hanson volunteered for a temporary re-election until another member could be found to take his place
   4. Both Caren, and Roger were voted on with unanimous votes for the 2017-2019 term.
3. New Business
   1. Gary Wright requested that the HOA dues be lowered
      1. HOA board is looking into that, since a majority of the dues are for future water protections
         1. A study is being discussed by board to determine water situation
      2. El Paso County has a 300 yr replenishment
      3. Dawson Aquifer is increasing
      4. Suggestion was made that when a home sells there be a new policy for a water meter reading be submitted and paid, including sending a photo to prove the meter reading, prior to the HOA giving a final sign off for the sale of the home.
   2. Parking RV’s Boats, board cannot allow. The use of the waver system is what homeowners need to use . Board will look favorably at requests that make sense with beginning and ending dates.
   3. Some fiber optics will be coming into the neighborhood in the possible future due to construction of new homes on 105.
4. Adjournment
   1. Heather Weickum motioned, Gary Wright seconded. Meeting adjourned 8:57pm