Tall Pines Ranch HOA

ANNUAL MEETING 2019

October 8th 2019

1. Meeting called to order by President Tim Miller at 7:01
2. Fourteen homes represented: 13 Proxies Received: 27 out of 50 - Quorum met.
3. Greetings and Welcome:
   1. Introduction of current board members
      1. Tim Miller – President
      2. Jason White – Vice President
      3. Caren McCarthy – Treasurer
      4. Heather Weickum – Secretary
      5. Dean Maurry – Member at Large
   2. Introduction of new management company. Mountain Wings Management LLC. Sheri Miller owner.
4. Approval of 2018 Annual Meeting Minutes
   1. Mr. Wright motioned to approve; Mr. Burch seconded; approval carried and minutes were approved.
5. President’s Report
   1. Homes are selling within our neighborhood.
   2. One Lot is left for sale in the neighborhood
   3. Property Values are going up
   4. Management in 2018 has been difficult for board members without professional management company.
   5. Will be continuing to improve the aesthetics of our community with the following successful programs:
      1. Slash Program
      2. Fire Mitigation and Beatification
      3. Lights on both entrance signs
      4. Welcoming committee to continue welcoming neighbors to our community
   6. Big Thank You to Pat and Carol Burch for hosting this year’s annual picnic. The offer has been made and accepted to have the picnic at the Burch’s home in 2020
6. Moving into Next Year
   1. Retention Ponds in neighborhood need to be maintained for proper function. Our HOA dues are used for items like this. The board will plan to have a professional survey the issues and give bids to make sure we follow our Due Dilligence.
   2. New signage for announcments of events, etc. Signs can be used by all HOA homeowners.
   3. Speeding on Pagentry
      1. Sherriff cart is on a rotation basis only. Signs cost 2 to 3 K.
      2. HOA can put in a sign, as long as it is not part of CDOT
      3. Roads are not being taken care of, as we are secondary school bus routes
      4. County is responsible for filling in and fixing issues on main roads – requests can be done online.
      5. Solar blinking lights were suggested to reduce speeding.
7. ACC Report
8. No members present at meeting
9. Reminder: Hardcaping or changes to exterior must be approved by ACC. Repairs (as long as there are no changes), a homeowner need only let the ACC know.
10. How it works:
    1. Homeowner can do everything online. A return email should be received with a few days to homeowner as a “received receipt”
11. Treasurer’s Report
    1. Integrity Bank is the HOA banking institution
    2. There are two CD’s and one checking account.
       1. One Year CD – maturity 4/20 – 2.15% interest bearing
       2. Two Year CD – maturity 1/21 – 1.70% interest bearing
    3. Total funds as of 10/8/19 is $159079.0
    4. Insurance Policies:
       1. Commercial Policy
          1. Property coverage 10K, $250.00 deductible
          2. General Liability $1M Occurrance/$2M Aggregate
       2. Crime Policy
          1. $145K Limit/$1000 Deductible
       3. Directors/Officers Policy - $1M limit/$1K Deductible
12. Forestry Inspections – Forest inspections are scheduled for October. Personal consultations are available through Caren McCarthy.
    1. Noxious Weeds – Butter and Eggs and Mullein
13. Property Management Update
    1. Water readings due October 31st. Can be done on website, mail, or take a photo and email to Sherri at [millersherid@yahoo.com](mailto:millersherid@yahoo.com)
    2. HOA dues instructions on Website
       1. Can be paid directly to bank - must put your address on the check
    3. Slash Program – scheduled for Oct 25th to be in place with Oct 30th pickup.
14. Election of Board Members
    1. Two vacancies available
       1. Dean Maurry will not renew
       2. Caren McCarthy renewed her position – the motion was made, it was seconded and approved
       3. Tammy Dillman volunteered for remaining position. – motion was made, it was seconded and approved with a vote among the HOA homeowners.
15. Open Forum
    1. Discussion on Vandalism in neighborhood – Dillmans home

Meeting Adjourn at 8:46pm