

The Ranches HOA Board of Trustees

Meeting Minutes

2/11/2010 6:00 PM

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice
 - a. Called to order 6:02 pm
 - b. All Board Member Present – Scott Kirkland (Declarant) recommended Amy Twitty to serve as one of his appointed members of the Board of Trustees. Amy was present and assumed the role of Trustee.
2. Approval of minutes for 01/14/2010
 - a. Motion made by Jon Barclay to approve minutes for 1/14/2010; 2nd Georgina Pitcher; Approved Unanimous
3. Open Forum (we ask that comments be kept to 5 minutes or less)
 - a. No Open Forum Items Presented.
4. Officer Reports:

Treasurer's Report – Georgina Pitcher
5. Committee Reports:

DRC – Minutes submitted
Planning / Landscape – Brian reviewed minutes with board
Welcome – Report Submitted
6. Management Report – Report Submitted
7. Previous Meeting Follow-Up
 - a. Review Action items from previous meeting
8. New Business
 - a. Foreclosures- No Comments made
 - b. Set date for Annual Meeting and Delegate Meeting- Decision was made to hold the meetings at the Ranches HOA Board Room. The Annual Meeting will be held March 30, and the Delegate Meeting will be held April 27.
 - c. Board Seats- Georgina Pitcher will announce her decision to run or withdraw by the next regular Board meeting. Teresa Edwards announced her intentions to seek re-election to the Board of Trustees.
 - d. Military Deployment Credit while renting Home – Management and Board discussed vacant and rented residences of deployed military home owners. The intent of the credit was to provide relief to those who are required to leave their family at home while being deployed away from home. Some have applied for the credit while deployed, taking their family with them, and renting their previous residence.

Action Item - Management to advise those in this situation, that the deployment credit will not be given when non-family members reside in the home.
 - e. City Project Discussion- Board discussed costs and ideas of front entrance and other projects presented to the City.
 - f. Dumpsters / Community Cleanup - Management made a proposal to initiate a community cleanup program utilizing dumpsters provided by the HOA for a limited period of time. The Board was favorable to the idea and made suggestions for promotion and execution.

Action Item – Management to organize and present a more complete plan to initiate and promote a spring cleanup program within the HOA. Execute on the items that need immediate action, and bring progress back to the Board at the next meeting.

- g. Discussion of Direction - Management presented the concept of the HOA helping to organize and execute community events and projects. The Board reviewed ideas of community events and projects, and was favorable to the concept. More detail and specifics will need to be presented in the future. No action was taken.
- 9. Motion made by Teresa Edwards to adjourn meeting; 2nd by Amy Twitty; Approved Unanimous.

Meeting adjourned at 7:20pm

Minutes recorded by Ericka Donovan

Minutes typed by Ericka Donovan on 02/12/2010 @ 10:00AM

Secretary's Signature

Date