

# The Ranches HOA Board of Trustees

## Meeting Minutes

3/11/2010 6:00 PM

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice
  - a. Call to order 6:00PM
  - b. Board Members absent- John Linton arrived at 7:40PM, and Scott Kirkland
  - c. Teresa Edwards left meeting at 6:45PM
2. Approval of minutes for 2/11/2010
  - a. Motion to approve minutes for 2/11/2010 by Georgina Pitcher; 2<sup>nd</sup> by Jon Barclay; Jon Celeya abstained
3. Open Forum (we ask that comments be kept to 5 minutes or less)
  - a. No Forum Items Presented
4. Officer Reports:

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

DRC – Brian Haskell

  - a. Board discussed the fact that the landscape guidelines will clarify the restrictions for extensions along property lines

Planning – Next meeting for May 12, 2010

Landscape – No meeting scheduled

  - a. Management proposed that the approved Landscape Maintenance Budget be segregated and that the Landscape Committee be given authority to manage the distribution of a portion of this budget. Motion to segregate \$30,000 of the Landscaping Maintenance Budget and authorize the Landscape Committee to administer and over see the expenditure of these funds by Teresa; 2<sup>nd</sup> by Georgina; approved unanimous.

Welcome – Ericka Donovan, As submitted.
6. Management Report – Brian Haskell, As submitted
7. Previous Meeting Follow-up
  - a. Review Action items from previous meeting
8. New Business
  - a. New Landscape Guidelines
    - i. Board tabled Multi-family Landscaping Guidelines until next meeting
    - ii. Board reviewed and discussed minor changes to the wording of the proposed Landscape Guidelines. Motion to approve Single-Family home Guidelines with changes specified by Amy Twitty; 2<sup>nd</sup> by Jon Barclay; Approved unanimous.

- b. Parkway Improvement Projects- City Sharing
  - i. Brady Pitcher presented a revised cost estimate of approximately \$177,000.00. He further presented 4 bids from contractors and recommended that the Board Accept the lowest combination of bids. Motion to authorize management to accept lowest combination of bids subject to the approval of Eagle Mountain City, by Jon Barclay; 2<sup>nd</sup> by Georgina Pitcher; approved unanimous with the request from Jon Celeya to receive notes from the meeting with the city.
  - ii. Management presented a request from Eagle Mountain City for the HOA to contribute to Pony Express Days. The Board discussed amounts and expressed concerns about this type of contribution. Motion made by Jon Barclay to contribute \$500 from the HOA to Eagle Mountain City for Pony Express Days, 2<sup>nd</sup> by Amy Twitty, vote 2 yeas 2 nays; motion failed.
- c. Kiowa Valley park strip project
  - i. Management presented a cost estimate and proposal for the HOA to complete landscaping of parkway islands that was not completed by the Kiowa Valley developer. Board discussed several alternatives, but was reluctant to authorize the HOA to cover 100% of these costs. The following action items were given
    - 1. Management will talk with city to determine if there is any potential for participation on this project
    - 2. Jon Bradey will communicate the problem to homeowners and neighbors in the area. He will try to Rally/organize a volunteer effort to provide labor for the project
    - 3. Management will identify the ownership of all properties adjacent to the islands.

9. Adjourn Meeting

- a. Motion to adjourn meeting by Jon Linton; 2<sup>nd</sup> by Georgina; approved unanimous. Meeting adjourned at 7:43PM