

# The Ranches HOA BOD Meeting Minutes

4/8/2010 6:00 PM

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice
  - a. Call to order 6:01 PM
  - b. Board Members Present- Georgina Pitcher, Teresa Edwards, Jon Barclay, Jon Linton, Amy Twitty (arrived at 6:03pm), Scott Kirkland (arrived at 6:15pm)
  - c. Board Members Absent- Jon Celeya
2. Approval of minutes for 3/11/2010
  - a. Motion to approve minutes for 3/11/2010 by Georgina Pitcher, 2<sup>nd</sup> by Barclay; Approved 3 yeas; 2 abstain
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

  - a. Management Company answered questions on landscaping maintenance costs incurred during March 2010.
5. Committee Reports:

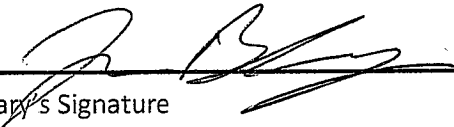
DRC – Brian Haskell  
Planning – No meeting scheduled  
Landscape – No meeting scheduled  
Welcome – Ericka Donovan
6. Management Report – Brian Haskell- as submitted
7. Unfinished Business
  - a. Review Action items from previous meeting
  - b. Kiowa Park strip will be put on hold until Board gets confirmation from city and homeowners on distribution of costs and labor for the project.
8. New Business
  - a. Delegate Election Appointment- Motion to Appoint Delegates as presented by Scott Kirkland, 2<sup>nd</sup> by John Linton; Approved unanimous.
  - b. Board Candidates- We have four nominees for two Board positions. Each candidate was highlighted in the April Newsletter; the candidates are, Josh Schreiner, Kendle Salisbury, Georgina Pitcher, and Teresa Edwards.
  - c. Delegate Responsibilities- Board discussed the involvement and duties they would like to see the Delegates assume within their District. Further discussion will follow at the Delegate Meeting held on April 27, 2010.
  - d. Ranches Academy Contribution- The Ranches Academy submitted a request for a contribution that will go towards their Teacher Appreciation awards. Motion

to contribute a Northmoor/Southmoor Pool Pass for the 2010 season to The Ranches Academy by Teresa Edwards, 2<sup>nd</sup> by Jon Barclay; approved unanimous.

- e. Parkway improvements- The Management Company updated the Board on progress with the Parkway improvement project.
- f. Charitable Contribution Policy- Discussion was carried over from the 2/11/2010 meeting. The Board discussed the benefits and pitfalls of contributing to foundations, schools, and City. No action was taken.
- g. Yard of The Month-The Board decided that the Yard of The Month will begin in May.
- h. Entrance Feature and Water Flow- Management provided a summary of quotes for the water pumps used for the feature at the entrance. Board discussed the ramifications of the construction of Highway 73 and the reimbursement that UDOT will provide to the city for any damages that will occur during the construction process. Motion to delay water feature replacement and landscaping until construction of Highway 73 is completed by John Linton, 2<sup>nd</sup> by Georgina Pitcher; Approved Unanimous.
- i. Violation Push/Issues- Management explained the reason for the courtesy letters was to identify potential violations so that homeowners had time to possibly correct them before May 31<sup>st</sup>. The violation process will proceed further starting June 1<sup>st</sup>, they also explained that as the violation process proceeds the fine policy will be followed. The Board understood that some homeowners may express frustration, but enforcement process must be followed.

9. Adjourn Meeting

- a. Motion to adjourn meeting by Jon Barclay, 2<sup>nd</sup> by Teresa Edwards, approved unanimous.
- b. Meeting adjourned at 7:43pm

  
Secretary's Signature

5/13/10  
Date