

# The Ranches HOA BOD Meeting Minutes

06/10/2010 6:00 PM

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice
  - a. Board Members Present: Jon Celeya; Jon Barclay; Amy Twitty; Teresa Edwards; Scott Kirkland – Arrived 6:45PM
  - b. Management Present – Brian Haskell
2. Approval of minutes for 05/13/2010
  - a. Motion to approve by Jon Celeya; 2<sup>nd</sup> Teresa Edwards; Approved; Unanimous.
3. Open Forum:
  - a. Eric Hales – Mount Airey (Street Trees)
    - i. Concerned about the requirement to install street trees along Mt. Airey Drive. He presented information that indicates the required tree (Patmore Green Ash) is not a good street tree. He had no specific proposal for alternative trees.
    - ii. Motion by Jon Celeya to deny the request as presented; 2<sup>nd</sup> Amy Twitty; Approved Unanimous.
    - iii. Action Item – Management to research alternatives to the Patmore Green Ash and determine if this is an improper street tree.
  - b. Brent Harper – Mount Airey (Street Trees)
    - i. Expressed same Concerns as Eric Hales
  - c. Travis Gividen – Community Functions / Parties
    - i. Would like to propose that the HOA consider providing some funding for neighborhood get-togethers. This could promote community activity and improve the attitude toward the HOA.
    - ii. The Board discussed various concerns and benefits of these types of functions. Additionally, the need to establish guidelines for the distribution of these funds.
    - iii. Action Item – Travis to work with Management to develop and put together some proposed procedures for these functions. This is to be considered as part of next year's budget.
  - d. Zac Huish – Discuss Gravel Driveways in Alleys
    - i. Follow-up from last month's Board meeting relating to gravel parking areas in the alleys.
    - ii. Action Item – The Board discussed various alternatives and instructed management to develop some language for an amendment to the Guidelines that would allow gravel parking on alleys with the following conditions:
      1. No greater than a combined 3 car driveway width. Including both gravel portion and concrete driveway.

2. Gravel to be screened on three sides.
3. "Side Driveway" guidelines to apply for landscape transition to adjacent property. Three feet at alley continuing back for 10 feet and tapering to 1 foot.
4. Colored Landscape Rock preferred.
5. ¾ inch minimum size 3" deep with weed barrier under the gravel.
6. Hard surface or Pavers for 2 feet against the Alley. This is to avoid rock spilling into the alley.
7. Contained using hard surface borders to contain the rock in the parking area.
8. Include other recommendations from the DRC.

4. Officer Reports:

Treasurer's Report – As Submitted

5. Committee Reports:

- a. DRC – Minutes Submitted – Discussion from Board members surrounding various approvals.
  - i. The Board received an objection from residents in Showdown relating to the DRC's approval of a Tee Pee on May 12, 2010 for Showdown #242.
  - ii. After much discussion and debate about the approval and procedure for overturning a decision of the DRC; the Board issued the following:
  - iii. Action Item – Management to meet with homeowner of Showdown #242 and explain that the Board is considering overturning the decision of the DRC. Determine if there are additional mitigating factors that could be put in place to address the Board's concerns.
- b. Planning – Re-scheduled will submit minutes after meeting.
- c. Landscape – No meeting scheduled
- d. Welcome – As Submitted

6. Management Report – As submitted

7. Previous Meeting Follow-up

- a. Review Action items from previous meeting - Completed

8. New Business

- a. Discussion on Gravel Driveways in Alleys – See item 3d above.
- b. Liberty Farm Neighborhood party request – See item 3c above.
- c. Diamond Springs #31 – Request for Reimbursement
  - i. Teresa Edward moved to deny the request as submitted 2<sup>nd</sup> by Scott Kirkland; Denied- Unanimous.
- d. Lone Tree #52 – Request to keep inside of fence stained a different color than Monterey Grey.
  - i. Motion to Deny by Scott Kirkland, 2<sup>nd</sup> by Amy Twitty; Denied Unanimous.

- e. Chimney Rock #23 – Garage Door Pattern (DRC seeking Guidance)
    - i. Action Item – Management and DRC to work together to develop language for modification of the guidelines that will prohibit the placement of patterns, symbols, pictures on the outside surfaces of homes.
  - f. Landscape Area Improvement Discussion – Board discussed various areas of concern that need landscape improvement.
    - i. Action Item – Management to obtain bids for the following projects and forward to the Board for email approval:
      - 1. Dead or Dying Trees in Common Areas.
      - 2. Rock installed by Golden on median sides on Ranches Parkway
      - 3. Sod/Turf repair on Ranches Parkway and Pony Express Parkway
    - ii. Action Item – Management to Contact City to determine the timing of the following repairs:
      - 1. Concrete repairs:
        - a. The intersection of Ranches and Pony Express Parkways.
        - b. Corner of Smith Ranch Road and Pony Express Parkway.
  - g. The following resolutions were presented by Jon Celeya and voted upon by the Board:
    - i. **Political Contributions** – Pending further direction to the contrary, via Homeowner/Delegate vote, the Board of Trustees does not endorse verbally or financially any political candidate; 2<sup>nd</sup> Teresa Edwards; Approved Unanimous.
    - ii. **Charitable Contributions** – Pending further direction to the contrary, via Homeowner/Delegate vote, the Board of Trustees will not authorize the donation of any association funds to any charitable organization; 2<sup>nd</sup> Scott Kirkland; Approved Unanimous.
    - iii. **Military Discount** – Pending further direction to the contrary, via Homeowner/Delegate vote, the Board of Trustees will discontinue the military discounts currently being given. This change will take effect starting January 1, 2011. 2<sup>nd</sup> Jon Barclay; Approved Unanimous.
9. Motion to Adjourn by Scott Kirkland; 2<sup>nd</sup> Amy Twitty; Approved Unanimous. Meeting Adjourned 8:43 pm.

Minutes recorded by Brian Haskell  
 Minutes typed by Brian Haskell on 06/11/2010 @ 9:00AM

  
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 Secretary's Signature

7/18/10  
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 Date