

The Ranches HOA Board of Trustees

Meeting Minutes

08/12/10

- 1.** Call to Order / Roll Call / Establish Quorum / Proof of Notice
 - a. Board Members Present: Jon Celaya; John Linton; Amy Twitty; Josh Schreiner; Teresa Edwards
 - b. Others Present: Edwin Read; Shaun Monteer; Brian Haskell; Ryan Kent
 - c. Meeting called to order by Jon Celaya at 6:07 pm
- 2.** Approval of minutes for 07/08/10
 - a. Motion by John Linton to approve minutes from July 8, 2010 meeting; 2nd by Teresa Edwards; Approved Unanimous.
- 3.** Open Forum:
 - a. Shaun Monteer – Presented his request for a waiver of a portion of assessments.
 - b. Edwin Read – Edwin had three issues that he presented to the Board
 - i. Request to appeal the decision of the DRC relating to landscape rock placed in his home landscaping. Further, a request to allow special provisions for landscaping of large lots.
 - ii. Proposed giving a portion of his property to be dedicated as open space and maintained by the HOA.
 - iii. Identified a water meter that has been buried in his lot and is likely a meter for the open space watering. Would like the HOA to repair and maintain this meter if it is for the open space.
- 4.** Officer Reports:

Treasurer's Report – Amy Twitty
- 5.** Committee Reports:

DRC – See Minutes
Planning – 8/11/2010 See Minutes
Welcome – Report Submitted
- 6.** Management Report – Submitted
- 7.** Previous Meeting Follow-Up
 - a. Review Action items from previous meeting
- 8.** New Business
 - a. Simpson Springs #2 (8061 N. Simpson Springs Rd) – Request to keep front-yard-rock “as-is”.
 - i. Motion made by John Linton to approve the rock landscaping as installed provided it is kept weed free and not used for parking. 2nd by Josh Schreiner; approved Unanimous.

- ii. Action Item – Management to prepare proposed modifications to the Landscape Guidelines to provide direction for large lot landscaping.
- b. Showdown #235 (8487 N. Turnberry Rd.) – Request for waiver of Assessments.
 - i. Motion made by Josh Schreiner to waive \$240 of past assessments. 2nd by Amy Twitty; Approved 4 Yeas, 1 Nay.
- c. Chimney Rock #23 (7891 N. Windhover Rd.) – Request to appeal fine decision of the DRC relating to Garage Door Violation. Additional request for reimbursement for fence stain.
 - i. Motion to deny both requests by Josh Schreiner; 2nd by John Linton; Approved Unanimous.
- d. Yards of the Month
 - i. Motion to award Castle Rock #44 and Highland 61 Yard of the month award by Josh Schreiner; 2nd by Amy Twitty; Approved Unanimous.

9. Discussion

- a. Landscape Guidelines need to be revised to incorporate language relating various items including:
 - i. Park strip Tree Requirements
 - ii. Large Lot Landscaping Requirements
 - iii. Clarification on Hard surface material
 - iv. Alley “Side Drive” requirements
- b. Fencing Guidelines need to be revised to incorporate language relating to various items including:
 - i. Clarification that the entire fence is to be stained “Monterey Gray”.
 - ii. Determination of Fence Style to be used by subdivision
 - iii. Decorative gate guidelines
- c. Clarification relating to old violation fines and how Management Company is to proceed with the collection of these fines.
 - i. Management is to proceed and make every effort to collect violation fines that have been assessed in previous years.
 - ii. Management is authorized to negotiate a reduction in fines as they deem appropriate and judicious.

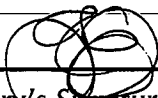
10. Adjourn Meeting –

- a. Motion to Adjourn by Amy Twitty; 2nd by Jon Celaya; Approved Unanimous. Meeting Adjourned 8:27pm

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 8/13/2010

Secretary's Signature



Date

9/9/10