

The Ranches HOA Board of Trustees

Meeting Minutes

09/09/10

- 1.** Call to Order / Roll Call / Establish Quorum / Proof of Notice
 - a. Meeting called to order at 6:05 pm with Jon Celaya; Jon Barclay; Teresa Edwards; and John Linton present.
 - b. Josh Schreiner arrived at 6:10 pm
- 2.** Approval of minutes for 08/12/10
 - a. John Linton moved to approve the minutes for 08/12/10 meeting; 2nd by Teresa Edwards; Approved 3 yeas 1 Abstain.
- 3.** Open Forum:
 - a. Steven Jeffs – Ruby Valley #28 (See Agenda Item)
 - b. Nichole Freestone – Ruby Valley #21 (See Agenda Item)
- 4.** Officer Reports:

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

DRC – Brian Haskell

Planning – No meeting scheduled

Landscape – Ryan Kent Owner Rocky Mountain Landscape discussed issues of concern and goals for improvement.

Welcome – Misty York
- 6.** Management Report – Brian Haskell
- 7.** Previous Meeting Follow-Up
 - a. Review Action items from previous meeting – Report Submitted and all incomplete items will be carried forward to next Board Meeting for review and report.
- 8.** New Business
 - a. Audit report – TD Crowshaw, and Corry Snow (from HEB) presented a draft audit report for review by the Board of Trustees. TD explained the following highlights from the report:
 - i. An intercompany Payable/Receivable was posted to reflect transfers necessary between Operating and Reserve funds.
 - ii. Auditors have posted an increase in the “allowance for doubtful accounts”.

John Linton asked, “During your audit and review did you find anything inappropriate in the handling of Association funds?”

TD Crowshaw responded, "Everything represented by management was shown to be correct, and nothing was found that caused any concern."

Motion made by John Linton to accept the audit report as submitted with a request that the "allowance for doubtful accounts" be decreased from the proposed level. The Board feels that the proposed "allowance" will depict the Association in a worse financial condition than is reality. 2nd by Teresa Edwards; Approved Unanimous

- b. Ruby Valley #21 & #28; Homeowner requests to not be required to put in PST or for the HOA to pay for them (see Staff Report).
 - i. Motion by John Linton to have the Association install street trees during the next tree replacement order, and to resolve the street tree violation for Ruby Valley #21 & #28. 2nd by Jon Barclay; Approved Unanimous
 - ii. Action Item: Management to approach City and request reimbursement for street trees that have been installed because of the failure of Developers or the City releasing bonds prior to installation.
 - iii. Action Item: Management to evaluate the placement of street trees on lot #28 given the location of water meter and street light pole.
- c. Potential new homeowner; Requesting permission to be able to have a Hobby Breeder license here in the Ranches and to be able to have at least 8 dogs on premises (see Staff Report).
 - i. The Board discussed the current rules and how we might protect the homeowners generally while allowing responsible pet ownership. Discussed the need to set rules that allow for multiple pet ownership and breeding possibly limiting number of pets based on size and location of property. No action taken by the Board.
 - ii. Action Item – Management to draft a policy resolution that will create a rule allowing a maximum of two domesticated animals on any lot. With an allowance for hobby breeders to request a conditional variance.
- d. Irrigation Management Bid review discussion
 - i. Special meeting was set to review and approve an irrigation management proposal for September 30th at 6:00 pm.
 - ii. Action Item: Management to prepare a request for proposal and bring bids from 3 – 4 professional irrigation management companies to the meeting on September 30th.
- e. Budget Process review/discussion
 - i. Reviewed the budget process starting with a Finance Committee meeting on October 6th; then presenting a draft budget to the Board at the October Board meeting.

- f. Yards of the Month
 - i. Motion made by Josh Schreiner to award Yard of the Month to Castle Rock 41 and Castle Rock 1. 2nd by Jon Barclay; Approved Unanimous

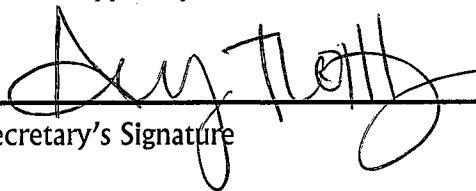
- g. Flooding in Kiowa Valley
 - i. Recent flooding events have created a situation where one specific home was flooded beyond repair (Richins Residence). Homeowners have vacated the property until it can be renovated to become safe for occupancy.
 - ii. Motion made by Jon Barclay to suspend assessments against this residence until such time as the home becomes safe for occupancy. 2nd by Teresa Edwards; Approved Unanimous

- 9. Adjourn Meeting or Executive Session
 - a. Motion made by Josh Schreiner to adjourn meeting. 2nd by Teresa Edwards; Approved Unanimous
 - b. Meeting Adjourned at 7:50 pm

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 9/10/2010

Secretary's Signature



10.14.10

Date