

The Ranches HOA Board of Trustees

Meeting Minutes

10/14/10

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice:**
 - a. Board Members Present – Josh Schreiner; John Linton; Amy Twitty; Jon Celaya
- 2. Approval of minutes for 09/09/10**
 - a. Motion made by John Linton to approve the minutes from 09/09/2010 Board Meeting; 2nd by Josh Schreiner; Approved Unanimous.
- 3. Open Forum: No Homeowners Present**
- 4. Officer Reports:**

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

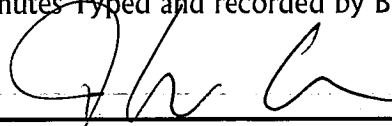
DRC – Brian Haskell
Planning – No meeting schedule
Landscape – No meeting scheduled
Welcome – Misty York
- 6. Management Report – Brian Haskell**
- 7. Previous Meeting Follow-Up**
 - a. Review Action items from previous meeting
- 8. New Business**
 - a. Budget Review and Approval
 - i. Motion made by John Linton to approve the Budget as submitted; 2nd by Josh Schreiner; Approved Unanimous.
 - b. Lone Tree #11; Homeowner requesting to have dues waived from 12/07-12/08.
 - i. Motion, reluctantly, made by John Linton to approve a 13 month waiver of HOA assessments for Lot 11 Lone Tree. 2nd by Josh Schreiner; Approved Unanimous.
 - c. Lone Tree #518; The DRC approved a concrete plan with stipulations. Homeowner would like to appeal the decision of the DRC and request that they be allowed to remove a street tree.
 - i. Motion made by John Linton to allow homeowner to remove street tree but follow all other stipulations of the DRC; 2nd by Josh Schreiner; Approved Unanimous.
 - d. Highlands of the Green #239; Homeowner is appealing a decision made by the DRC to require a fence be set 3 feet off of sidewalk. Homeowner would like to install the fence against the sidewalk with no setback.

- i. Motion made by John Linton to allow homeowner to place the fence no closer than 2 feet from the sidewalk. Homeowner is required to contact Blue Stakes before starting construction as utilities are likely placed near the sidewalk; 2nd by Josh Schreiner; Approved Unanimous.
- e. Friday's Station # B-03; Homeowner requests the ability to schedule the conference room for a community meeting on October 23rd or 26th @ 7:00pm.
 - i. Motion made by John Linton to approve the request; 2nd by Josh Schreiner; Approved Unanimous.
- f. Yards of the Month
 - i. Motion made by John Linton to approve the following lots for Yard of the Month; 2nd by Josh Schreiner; Approved Unanimous.
 - 1. Simpson Springs #15
 - 2. Showdown # 326

9. Adjourn to Executive Session:

- a. Motion made by John Linton to move to Executive Session at 6:55pm; 2nd by Josh Schreiner; Approved Unanimous.
- b. Motion made by John Linton to move out of Executive Session at 7:25pm; 2nd by Josh Schreiner; Approved Unanimous.
- c. The following Action Items were Approved:
 - i. Management to obtain proposals to complete a study that will evaluate the Water Metering system.
 - ii. Management to order survey work done to determine City and UDOT rights of way at and around the main entrance monuments.
 - iii. Management authorized to negotiate with landscape maintenance contractor for services to be performed next year. Management is constrained to keep all contracts for maintenance services within the limits of the previously approved budget.
- d. Motion made by John Linton to Adjourn the meeting at 7:28pm; 2nd by Josh Schreiner; Approved Unanimous

Minutes Typed and recorded by Brian Haskell



 Secretary's Signature

 Date

 President

11-11-10