

The Ranches HOA Board of Trustees

Meeting Minutes

11/11/10

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
 - a. Jon Celaya called the meeting to order at 6:05 pm; Board members present – John Linton; Josh Schreiner; Amy Twitty; Teresa Edwards; Jon Barclay arrived at 6:15 pm.
- 2. Approval of minutes for 10/14/10**
 - a. Motion made by John Linton to approve the minutes from 10/14/2010; 2nd by Josh; Approved 4 yeas 1 abstain.
- 3. Open Forum:**
 - a. Ben Seager (Saddleback Lot # 14) Homeowner requesting allowance to keep garbage cans in front of house. His lot configuration and placement of home makes it virtually impossible to screen the cans from view. Motion made by John Linton to deny the request but provide an extension of time (up to 12 months) for the homeowner to modify his home to provide screening for his garbage cans. All fines will be held in abeyance during extension period but will become due and payable if homeowner chooses not to comply. 2nd by Teresa; Approved Unanimous.
 - b. Travis Gividen (Liberty Farms 32) Homeowner requesting the HOA considers the installation of a community flag pole. Recommendation – We have heard about various groups working to find a location and funding to install a flag pole (possibly @ fire station). Homeowner can follow up with these groups and see if progress can be made.
- 4. Officer Reports:**

Treasurer's Report – As Submitted
- 5. Committee Reports:**

DRC – Minutes Submitted

Action Item – Add street addresses to all lots referenced in the DRC minutes.

Planning – No meeting scheduled

Landscape – No meeting scheduled

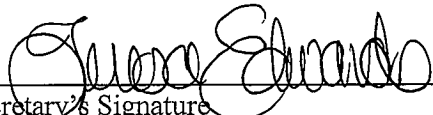
Welcome – As Submitted
- 6. Management Report – As Submitted**
- 7. Previous Meeting Follow-Up**
 - a. Review Action items from previous meetings
- 8. New Business**

- a. Liberty #43 - Homeowner requesting to have the open fields mowed back once a year.
 - i. The fields in question are under the power lines between Chimney Rock and Liberty Farm. This property is City owned property and is controlled by Eagle Mountain City and utility companies holding easements. The HOA has not mowed this area in the past and any mowing has been done by City or utilities.
 - ii. Recommendation – Acknowledge and file the request as submitted.
- b. Travis Gividen- Request for the HOA and the City to designate an area for a flag. (See Open Forum)
- c. Request for an educational seminar – Foreclosures, short-sale options
 - i. Motion made by Teresa to deny the request to host a seminar of this nature in the HOA facility. However, if the seminar is organized and held at a different location the HOA would consider inclusion of promotional material in the monthly newsletter. Any promotional material is to also include resources for information available to homeowners. 2nd by Amy; Approved Unanimous.
- d. Heatherwood 7H, John Taylor Jackson – Request for settlement on the liens placed on his property.
 - i. Motion made by John Linton to reject the proposal submitted; 2nd by Amy; Approved Unanimous.
- e. Website redesign proposal
 - i. Action Item – Management to obtain competitive bids for website redesigns and bring to next meeting for consideration and approval. Website design is to include a plan for ongoing maintenance and update of the website.
- f. Irrigation “As-Built” Plans
 - i. Motions made by John Linton to accept the Red Twig proposal to prepare irrigation plans and meet with City to evaluate current irrigation system. Prior to awarding the contract Management is to obtain comparative rates from at least two other professionals qualified to do the work proposed. 2nd by Jon Barclay; Approved Unanimous.
- g. Concrete for Sunrise @ Kiowa Valley Trail
 - i. Motion made by John Linton to proceed with concrete work which will provide safe access to the trail in Sunrise @ Kiowa Valley. Said work is not to exceed \$700 without prior Board approval. 2nd by Josh; Approved Unanimous.

9. Adjourn Meeting or Executive Session

- a. Motion made by Josh Schreiner to adjourn the meeting at 7:23 pm; 2nd by Jon Barclay; Approved Unanimous.
- b. Meeting Adjourned

Minutes recorded by Brian Haskell
Minutes typed by Brian Haskell on 11/12/2010


Secretary's Signature

12/9/10
Date