

The Ranches HOA Board of Trustees

Meeting Minutes

12/09/10

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice
 - a. Jon Celaya called the meeting to order at 6:03 pm; Board members present – John Linton; Josh Schreiner; Amy Twitty; Teresa Edwards (6:10); Jon Barclay; Jon Celaya.
2. Approval of minutes for 11/11/10
 - a. Motion made by John Linton to approve the minutes for 11/11/10; 2nd by Jon Barclay; Approved Unanimous
3. Open Forum:
 - a. James Christie – Ruby #77 (7988 N. Ruby Valley Dr.) Questions for the Board:
 - i. Would like to have large lot owners involved in discussions about landscape guideline changes for large lots.
 - ii. Would like to propose a different fence to surround a swimming pool.
 - iii. Would like to propose a different time schedule for the completion of his landscape improvements.
 - b. Action Item – Mr. Christie was encouraged to submit his fencing plan and revised time schedule to the management office for review or inclusion on a DRC agenda.
 - c. Gina Stoppelmoor? – Ruby #76 (2686 E. Ruby Valley Dr.) – HOA Concerns
 - i. Would like to Board to consider alternative guidelines for large lots. Specific concerns about screening requirements for trailer storage.
 - d. Action Item – Mr. Christie & Mrs. Stoppelmoor? Were encouraged to submit a list of specific concerns with suggested guidelines. These suggestions will be considered for inclusion in future landscape and fencing guidelines.
4. Officer Reports:

Treasurer's Report – Report submitted

 - Management explained that the receivable balance has started to increase from the previous year's balance. Management proposed measures to be taken that should help to reduce this balance in coming months.
5. Committee Reports:

DRC – Minutes Submitted

Planning – No meeting scheduled

Landscape – No meeting scheduled

Welcome – Report Submitted

6. Management Report – Submitted

7. Previous Meeting Follow-Up

- a. No Action taken

8. New Business

- a. Website redesign proposal

- i. Management discussed the need to retool the website, newsletter, and other communication with homeowners. It is recommended that the HOA separate the creative “marketing” portion of this project from the technical “programming” portion. Thus, seeking proposals for both aspects of the project.

- ii. Action Item – Management to obtain proposals for promotional services for the HOA and programming services. With the goal to improve the communication tools between the HOA and homeowners.

- iii. Action Item – Management to investigate the management structure of Daybreak and determine how they have been able to promote their community.

- b. Discussion on garbage can lids – Management submitted a proposal to change the garbage can lids on the parkway to a dome lid. This will protect the contents of the garbage cans from weather.

- i. Motion made by Jon Barclay to accept the quote submitted for garbage can lids. 2nd by John Linton; Approved Unanimous.

- c. Discussion relating to the lease agreement between Ranches Community Management and the HOA.

- i. The HOA leases three offices and conference room as the offices of the Association. During previous years Ranches Community Management has sub-leased the offices from the Association. In addition, Ranches community management leases three offices adjoining the Association offices directly from the building owner.

- ii. Action Item – Management to renew previous sub-lease agreement between Ranches Community Management and the Association. Lease payment will be \$1,200 per month payable on the 1st day of each month.

9. Adjourn Meeting or Executive Session

- a. Motion made by Amy Twitty to adjourn the meeting; 2nd by Teresa Edwards; Approved Unanimous.

- b. Meeting Adjourned 7:45 pm

