

The Ranches HOA BOD Meeting Minutes

5/13/2010 6:00 PM

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice
 - a. Board Members Present: Jon Celeya; Jon Barclay; Amy Twitty; Teresa Edwards; Josh Schreiner
 - b. Management Present – Brian Haskell; Misty York; Jenny Fullmer
2. Approval of minutes for 4/8/2010
 - a. Motion to approve by Amy Twitty; 2nd Teresa Edwards; Approved 5 Yeas; 1 Abstain; 0 Nay
3. Open Forum:
 - a. Zac Huish – Discuss Gravel Driveways in Alleys
 - b. Mark Rivenbark – Representing Eagle Mountain Theatre Company
4. Officer Reports:

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

DRC – Minutes Submitted – Discussion from Board members surrounding various approvals.

Planning – Re-scheduled will submit minutes after meeting.

Landscape – No meeting scheduled

Welcome – As Submitted
6. Management Report – As submitted
7. Unfinished Business
 - a. No Action items from Previous Meeting
8. New Business
 - a. Welcome Josh Schreiner as a newly elected Board Member.
 - b. Elect Officers – Motion made by Josh Schreiner to appoint Amy Twitty as Treasurer; Teresa Edwards as Secretary; and keep Jon Celeya as President with Jon Barclay as Vice President; 2nd by Jon Barclay; Approved Unanimous.
 - c. Sponsorship request from Eagle Mountain Theatre Company – Mark Rivenbark presented a request to receive a contribution from the Master HOA.
 - i. Action Item – Management to work with Eagle Mountain Theatre Company to provide information in the HOA monthly newsletter.
 - d. Rush Valley #15- Homeowner submitted a request to keep his Deployment Credit in force.
 - i. Motion to grant Deployment Credit prior to the time that he was notified by management that the credit had been revoked by Josh Schreiner; 2nd by Jon Celeya; Approved Unanimous.

- ii. Motion by Jon Celeya to amend the language in Resolution Number 116 to require that the family of the Military Personnel, eligible for credits, be living in The Ranches. Further that a revised resolution, incorporating this language, be brought before the Board for approval at the next Board Meeting.
- e. DRC request that the Board consider guidelines to allow gravel side driveways in alleys.
 - i. Motion to declare changes in Alley driveway guidelines as insignificant by Josh Schreiner; Motion died for lack of 2nd.
 - ii. Jon Celeya moved to table until next Board meeting, holding all violations of this guideline in abeyance, pending additional consideration and recommendations from Declarant; 2nd by Jon Barclay: Approved Unanimous.
- f. Castle Rock #53 – Homeowner requested to keep portion of driveway covered in rock.
 - i. Issue was brought before the DRC and denied in previous meeting. This item was presented to the Board at the homeowner’s request. No action taken.
- g. Entryway/ Hwy 73 Construction – Board discussed the current status of UDOT construction plans for the intersection of Ranches Parkway and SR73. Funding has been suspended and may not take place for several years.
 - i. Action Item – Management to revise plans and costs estimates to repair the pumps for the entrance water feature.
- h. Cold Springs HOA requested participation from the Master HOA in the cost to install sidewalk connecting to Pony Express Parkway trail way. The children in Cold Springs are walking on the roads as they make the connection to the Pony Express Parkway trail.
 - i. Jon Barclay moved to approve funds up to \$800 toward to cost of sidewalk which will connect from Cold Springs to Pony Express Parkway; 2nd by Josh Schreiner; Approved Unanimous.
 - ii. Action Item – Management will contact Eagle Mountain City and see if they would be willing to participate in the cost of this project.
- i. Yard of the Month:
 - i. Motion to award the following homes Yard of the Month by Josh Schreiner; 2nd by Amy Twitty; Approved Unanimous.
 - 1. Highlands on the Green #110
 - 2. Liberty Farm #2
- 9. Motion to Adjourn to Executive Session by Amy Twitty; 2nd Josh Schreiner; Approved Unanimous.
 - a. Adjourned to Executive Session 8:01 pm. Executive Session ended at 8:43 pm.
 - b. Showdown #223 – Homeowner requested a waiver of assessments because he was not notified that he was part of an HOA.

- i. Jon Barclay moved to deny the request and begin assessments from the time the homeowner moved into the home; further to require a payment arrangement be established; 2nd Jon Celeya. Motion Failed 3 Nay, 2 Yea.
- ii. Jon Celeya made a motion to deny the request and put past due balance in abeyance for 12 months requiring assessment payment be made during this 12 month period. Following the 12 month period a new payment arrangement will be negotiated. Motion 2nd by Jon Barclay; Approved Unanimous.

10. Motion to Adjourn by Teresa Edwards; 2nd by Josh Schreiner; Approved Unanimous.
Meeting Adjourned 8:53 pm.

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 05/14/2010 @ 9:00AM


Secretary's Signature

6/10/10
Date