

The Ranches HOA Board of Trustees

Meeting Minutes

4/09/09 6:00 PM

1. Jon Barclay – Vice President Called the meeting to order at 6:00 PM
 - a. Present: John Linton, Jon Barclay, Teresa Edwards, Georgina Pitcher
 - b. Late Arrivals: Ryan Kent @ 6:06pm, Jon Celeya 7:30pm
2. Motion made by John Linton to approve minutes for 3/12/09; Georgina 2nd; Approved Unanimous with 1 abstained

3. Open Forum:

- Kevin Turner would like 3 foot fence with step up transition fence because of a narrow alley way.

Motion made by John Linton to declare 3ft alley fence an insignificant change to the Design Guidelines; 2nd by Georgina; Approved Unanimous

Motion made by John Linton to approve the proposed design for 3ft high fence as an approved fence for alley; Ryan 2nd; Approved Unanimous.

- Ranchie Bungcayao was scammed and is unable to pay anything for assessments charged; did not make a specific proposal and left meeting before a decision.
- Eric Wilkinson wanted to check on a walking bridge over ditch across from Nolan Park.

Eric will talk with the city to get specs and approval.

Action Item - Brian to talk with city about this issue and see what needs to be done.

4. Officer Reports:

Treasurer's Report – Georgina Pitcher – As Submitted

Motion made by John Linton to grant the Management Company authority to resolve assessment disputes without direction from Board of Trustees in an amount not to exceed \$50; Georgina 2nd; Approved Unanimous.

5. Committee Reports:

DRC – Brian Haskell – As Submitted

Planning – On hold

Landscape – On hold

Welcome – Misty York – As Submitted

6. Management Report – Brian Haskell

7. Previous Meeting Follow-Up

- a. Review Action items from previous meeting

8. New Business

- a. Delegate appointment:

Motion made by John Linton to appoint delegates as voted at the annual meeting. Motion failed.

Motion made by John Linton to appoint delegates as voted at the annual meeting, except for Circle 5 Ranch, we will request additional information from Circle 5 Ranch delegate candidates and cast votes for Circle 5 Ranch via e-mail; Jon Barclay 2nd; Approved Unanimous.

- b. Review Delegate meeting information for April 30, 2009 meeting.
- c. Audit proposal from HEB, 6:30 pm
- d. Audit proposal from CBIZ, 7:00 pm
- e. Kiowa Valley # 434, requesting special payment arrangements
Action Item- move forward with normal collection process.
- f. Three Crossings #157, requesting to get credits for ACH
Action Item – Defer to Management Company
- g. Alley fence modification request, Rush Valley #51
See Open Forum Erik Wilkinson
- h. Parkway re-design contract/proposal
John Linton moves we accept the proposal from Northland Design; Ryan 2nd; Approved (5 Yeas and 1 Abstain).
- i. Fence Stain Proposal – Discuss in Executive Session
- j. Chemical application proposals – Discuss in Executive Session
- k. Review Bike park update and cost spent
- l. Discuss proposal to charge additional fee for issuing checks to Sub-association members who pay both fees with one check and then request a refund. (Georgina)
Action Item – Notify members in Newsletter that they must pay assessments in two separate checks.

9. Executive Session

Motion made by John Linton to enter executive session; 2nd by Jon Barclay; Approved Unanimous.

Ryan Kent left @ 8:11pm

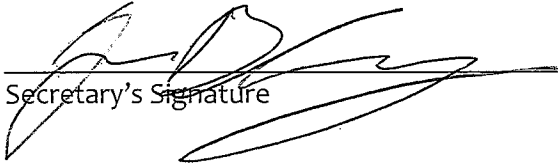
Motion made by Teresa Edwards to leave executive session, 2nd by Jon Barclay; Approved Unanimous.

- Chemical Application Proposal – Motion made by John Linton to accept chemical treatment proposal from Rocky Mountain; Jon Barclay 2nd; Approved Unanimous.
- Fence Stain Proposal – Motion made by John Linton to accept ZA Fence proposal provided the contract is reviewable and cancellable annually; Georgina Pitcher 2nd; Approved Unanimous
- Motion made by Jon Barclay to accept sub-association credit calculation and prepare to implement a change in the Community Declaration to be adopted for calendar year 2010; Georgina Pitcher 2nd; Approved Unanimous.

- Motion made by Jon Barclay to accept Resolution #114 Change in Vacant Lot notification policy; John Linton 2nd; Approved Unanimous.
- Motion made by Georgina Pitcher to adjourn meeting; Jon-Barclay 2nd; Approved Unanimous.

Minutes Recorded by Teresa Edwards

Minutes Recorded by Brian Haskell on 04/24/2009 @ 11:30 AM


Secretary's Signature

5/13/09
Date