

# **The Ranches HOA Board of Trustees**

## **Meeting Agenda**

**6/11/09 6:00 PM**

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
  - a. Call to order 6:04 JL left 8:03
  - b. Ryan and Teresa absent
- 2. Approval of minutes for 05/14/09 – Motion made by John Linton to defer approval of minutes until next meeting and modify the minutes to include a 50% discount for disabled veterans who have received the “Purple Heart”. Amy Twitty 2<sup>nd</sup>; Approved Unanimous**
- 3. Open Forum:**
  - a. Lori & Dean Vliet – Request to remove hard costs for landscaping violations
    - i. Motion made to remove hard cost of \$294 from account because it was retroactively billed, Management Company to work with owner on balance 2<sup>nd</sup> by Georgina; Approved Unanimous.
  - b. Scott and Deann DiLoreto – Trailers on Barton Road focus on enforcement
  - c. Dave Gibb Showdown 503 & 501 – HOA assessments and late fees
    - i. Motion made by John Linton to put into abeyance, for 90 days, past due assessments for both lots 501 & 503 Showdown. This is to give time for homeowner to resolve assessment responsibility with his title company. 2<sup>nd</sup> by Georgina Pitcher; Approved Unanimous.
  - d. Aaron Giibs MT Airey Village – Assessments to sub-association member in non-functioning association.
    - i. Motion made by Jon Barclay to place assessments for all Mt Aiery Village members in abeyance until we can help organize the sub-association; 2<sup>nd</sup> Amy Twitty; Approved Unanimous.
  - e. Amy (Liberty Farm 58) – Parkstrip grass alternative
    - i. See Action Item
  - f. Kendle Salisbury – Smith Ranch Delegate
    - i. Motion made by John Linton to appoint Kendle Salisbury as the Smith Ranch Delegate; 2<sup>nd</sup> by Georgina Pitcher; Approved Unanimous.
- 4. Officer Reports:**

Treasurer’s Report – Georgina Pitcher
- 5. Committee Reports:**

DRC – Brian Haskell  
Planning – No Meeting in June  
Landscape – No Meeting in June  
Welcome – Misty York

**6. Management Report – Brian Haskell**

**7. Previous Meeting Follow-Up**

- a. Review Action items from previous meeting

**8. New Business**

- a. Lone Tree #240 – Request for Assessment Waiver
  - i. Motion made by Georgina Pitcher to put into abeyance, for 90 days, past due assessments on lot 240 Lone Tree. This is to give time for homeowner to resolve assessment responsibility with his title company; 2<sup>nd</sup> by Jon Barclay; Approved Unanimous.
- b. City Sign Ordinance change
  - i. Motion made by John Linton to allow a temporary variance of The Ranches Sign Policies to accommodate the City's temporary sign ordinance; 2<sup>nd</sup> by Georgina Pitcher; Approved Unanimous.
- c. Street Tree Recommendations
  - i. Motion made by John Linton to approve the modification of street tree requirements, and allow the replacement of certain trees as recommended by Brady Pitcher. Further, that these modifications be posted on the website and included in our newsletter; 2<sup>nd</sup> by Jon Barclay; Approve Unanimous.
- d. Ads in Newsletter – Do we continue?
  - i. Tabled
- e. Landscape Guidelines
  - i. Motion made by Amy Twitty to approve the bid from Gomez landscaping for design services; 2<sup>nd</sup> Jon Barclay; Approved, 4 yeas Georgina abstained .
- f. Board Resolution – Lease Payments
  - i. Motion made by John Linton to accept and adopt resolution #115 as part of our rules and guidelines; 2<sup>nd</sup> by Amy Twitty; Approved Unanimous.
- g. Highlands sign replacement
  - i. Motion made by John Linton to accept the bid for \$2400 for replacement of lettering on Highlands signs; 2<sup>nd</sup> by Amy Twitty; Approve Unanimous.
- h. Request to reserve tennis courts for private tennis lessons
  - i. No action taken
- i. Sub-Association support
  - i. Motion made by John Linton to approve the spending of not more than \$4000 for the benefit of Mt Airey Village for maintenance. This is to be a loan and will be re-paid by Mt. Airey Village association once they have been established and functional.

Management will report monthly on progress and funds expended.  
2<sup>nd</sup> by Jon Barclay; Approved Unanimous.

- j. Agenda items for City Meeting - Discussion
  - k. Review of Community Declaration changes - Discussion
  - l. Yard of the Month:
    - i. Motion made by Jon Barclay to approve yard of the month winners as follows:
      - 1. Ruby Valley # 20
      - 2. Highlands on The Green # 110
- 2<sup>nd</sup> by Georgina; Approved Unanimous.

**9. Adjourn**

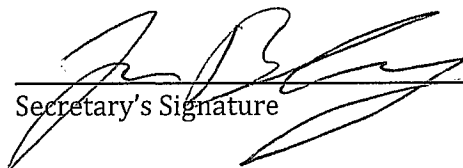
- a. Motion to adjourn made by Amy Twitty; 2<sup>nd</sup> by Jon Barclay; Approved Unanimous.

**Action Items**

- Management to look into sticker signs for trailers and cars parked on the Street. Meet with John Richards about possible legal ramifications.
- Talk to the city about plowing the roads around Item 3e

Minutes recorded by Jon Barclay  
Minutes typed by Brian Haskell on 06/15/2009 @ 11:30AM

Secretary's Signature



7/9/09  
Date