

The Ranches HOA Board of Trustees

Meeting Minutes

7/09/09 6:00 PM

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice
 - a. Call to order 6:04 All here. Amy left at 6:40 Georgina left at 7:20
2. Approval of minutes for 06/11/09, 05/14/09 Motion made by John Linton to approve minutes for 6/11/09 as presented; 2nd by Ryan Kent; Approved Unanimous. Motion made by John Linton to approve minutes for 5/14/09 as presented; 2nd by Ryan Kent; Approved 6 yeas 1 abstention.
3. Open Forum (we ask that comments be kept to 5 minutes or less)
 - a. Rich Steinkopf – Request to consider park benches, garbage cans, and pet clean stations along Pony Express and Ranches Parkway trails. This would make the trails more useable and encourage users to clean and maintain the trash and waste along these trails.
 - b. Angie Adams – Presentation on behalf of a property owner – Requesting a variance for mailbox installed incorrectly.

Motion made by Teresa Edwards to deny the variance request; 2nd by Amy Twitty; Approved Unanimous.
 - c. Scott DiLoreto – Comments and observations regarding landscaping and trailers violations in the neighborhoods. Requesting continued vigilance and focus on correcting the violations that exist.
4. Officer Reports:
Treasurer's Report – Georgina Pitcher
5. Committee Reports:
DRC – Brian Haskell
Planning – Brian Haskell
Landscape – Brian Haskell
Welcome – Misty York
6. Management Report – Brian Haskell
7. Previous Meeting Follow-Up
 - a. Review Action items from previous meeting
8. New Business
 - a. Parkway redesigns presentation by Northland Design Group.
 - i. Two alternative plans were presented and received comments and observations from the Board. Northland to modify the plans and bring the revised plans to a future meeting for review.
 - ii. Board will schedule a meeting with Eagle Mountain City representatives to review the proposed plans after receiving the revisions from Northland Design.
 - b. Presentation submitted to consider an alternative post cap for Trex Fencing.
 - i. Motion to deny the request made by Ryan Kent; 2nd by Teresa Edwards; Approved Unanimous.

- c. Presentation made to consider London Plane tree as a replacement tree on Peregrine road (Sundance Subdivision).
 - i. ~~Motion made by Teresa Edwards to deny request because the city has removed London plane tree from the approved street tree list; 2nd by Ryan Kent; Approved Unanimous.~~
- d. Report on City meeting – Brian Haskell
- e. Yard of the Month – Motion made by Teresa Edwards to award the following lots as “Yard of the Month”; 2nd by John Linton; Approved Unanimous.
 - Crittenden Corner # 7
 - Castle Rock # 45

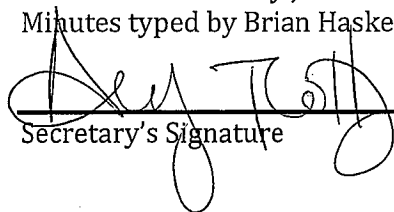
9. Adjourn Meeting or Executive Session

- a. Motion to adjourn by Ryan Kent; 2nd by Teresa Edward; Approved Unanimous.

Action Items:

1. Add information about contractors who can build mailboxes to the materials provided in the fencing packet.
2. Evaluate park wood chips and get bids to add bark where needed. Board to approve over email.
3. Send certified letter to eagle top homeowners who are behind on their assessments.
4. Mow down unimproved open space in Mt. Airey.
5. Bring revised Community Declaration to the next Board Meeting for review and approval.

Minutes Recorded by Jon Barclay
Minutes typed by Brian Haskell


Secretary's Signature

2.13.07
Date