

The Ranches HOA Board of Trustees

Meeting Minutes

10/08/09 6:00 PM

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
 - a. Called to order 6:04 pm
 - b. Board Members Absent – Amy Twitty (Resigned); Jon Celeya
 - c. Georgina Pitcher Arrived at 6:45 pm
- 2. Approval of minutes for 08/13/09**
 - a. Motion made by John Linton to approve minutes for 09/10/09; 2nd Teresa Edwards; Approved Unanimous
- 3. Open Forum** (we ask that comments be kept to 5 minutes or less)
 - a. Terry James – (Kiowa Valley Lot # 30) Requested waiver of attorney fees charged to his account; asking for assistance from the Board to help him pay his outstanding assessments.
 - b. Steve Pratt – (Eagle Top Lot #?) Representing his parents who are out of the country but own the home. Requesting assistance with large assessment recently received from the HOA. Did not understand that they were part of an HOA, were told that they were not when they purchased the home.
 - c. Regan Bolli – Mayoral Candidate seeking support and endorsement from the Ranches Master Association.
- 4. Officer Reports:**

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

DRC – Minutes submitted

Planning / Landscape – No Meeting Held; Management asked for direction from the Board on how to organize and administer the Planning / Landscape Committee.

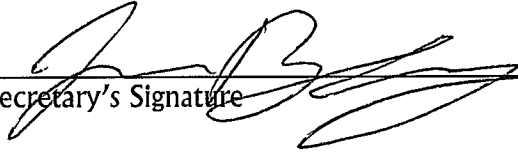
Welcome – Report Submitted
- 6. Management Report – Report Submitted**
- 7. Previous Meeting Follow-Up**
 - a. Review Action items from previous meeting
- 8. New Business**
 - a. Regan Bolli – The Board considered the information presented by Regan Bolli. Action Item – Management to prepare Newsletter as quickly as possible to try and have it delivered by November 1st. Newsletter to include a statement of appreciation for Reagan's visit with the Board.

- b. Terry James – Kiowa Lot # 30
Action Item – Management to remove Mr. James from collections and work out a payment arrangement to include the hard costs from attorney.
- c. Steve Pratt – Eagle Top
Action Item – Management to investigate any violations on the Pratt's lot and work out payment arrangement for the past due assessment balance.
- d. Committees – Motion made by John Linton to require all committees to hold an internal election for Chair by the end of November each year; 2nd by Ryan Kent; Approved Unanimous.
- e. Budget Review – Motion made by John Linton to approve the 2010 budget as presented; 2nd by Ryan Kent; Approved Unanimous.
- f. Mt. Airey Enforcement Review – Management reported a complete review and update of Mt. Airey violations. Action Item – Management to provide a list of vacant lots and homes that have not responded violation notices and need weed cutting with cost estimate for work.
- g. Mt. Airey Village Update – They have organized with a functioning Board and have imposed assessments starting October 1st.
- h. Review Community Declaration Process – Set Delegate meeting for October 20th.
- i. Newspaper Business Promotion Advertisements – Motion made by Teresa Edwards to discontinue the free ad insert page in the newsletter. Motion died for lack of 2nd.
Motion made by John Linton to maintain free advertisement through December 2009. Beginning January 2010 all advertisements will be offered for an amount to equal direct costs of printing and postage; 2nd by Georgina Pitcher; Approved Unanimous.
- j. Landscape Contracts – Action Item – Management to schedule a Landscape Contractor meeting session on October 22, 2010. During this meeting Board members will have an opportunity to review bids and ask the contractors questions. Additionally, management to invite Scott Kirkland to attend and cast a vote for the vacant board position.
- k. Trail Repair Bid – Presented two bids for the repair of a portion of the trail near Willow springs. Motion made by John Linton to accept the Rocky Mountain bid; 2nd by Teresa Edwards; Approved 4 Yeas 1 Abstain.
- l. Yard of the Month – Motion made by Georgina to award Yard of the Month to Ruby Valley #36, and Kiowa Valley #435; 2nd Teresa Edwards; Approved Unanimous.
- m. City Improvement Projects – Recent conversations with City staff have indicated that we need to move quickly to present proposals for improvements to the parkways and other areas. Currently, available funds might not be lost after the current fiscal year. Action Item – Management to move forward with plans and cost estimates for proposed improvements.

- 9. Motion made by Jon Barclay to adjourn meeting; 2nd by Georgina Pitcher; Approved Unanimous.

Meeting adjourned at 8:55pm

Minutes recorded by Brian Haskell
Minutes typed by Brian Haskell on 10/12/2009 @ 10:30AM


Secretary's Signature

11/12/09
Date