

**The Ranches Master HOA Board Meeting Minutes  
Thursday, January 10, 2008**

The President called the meeting to order at 6:00 PM

Proof of meeting notice (January newsletter) entered.

The President established that a quorum was present.

Trustees Present: Jon Celeya, John Linton, Brian Haskell, Bobby Colson (left @ 6:25), Jon Barclay, Mike Caron (6:18)

Trustees Absent: Todd Moir

Others Present: Cary Brackett, Cody White, Delcina White, Josh Schreiner, Richard Shelley, Georgina Pitcher

Motion made by Bobby to approve 12/13/07 Board of Trustees minutes, 2<sup>nd</sup> by John L., approved: unanimous.

**Open Forum:**

1. Josh Schreiner, Kennekuk 31: Requesting variance on boat storage. Motion made by Bobby to grant 90 day extension until fence contract is presented to manager, 2<sup>nd</sup> by John L., 3 yeas, 1 nay.

**Treasurer's Report:** Verbal report given by Brian Haskell

|                       |                |
|-----------------------|----------------|
| Income:               | \$53,448.95    |
| Expenses:             | \$43,422.08    |
| Net Income:           | \$10,026.87    |
| Reserve Contribution: | \$ 0.00        |
| Reserve Expenses:     | \$ 650.00      |
| Delinquency:          | (-\$81,292.87) |

**Committee Reports:**

DRC: Reports as submitted, no additional comments given

Planning/Landscape: Verbal report given

Welcome: Reports as submitted, no additional comments given

**Management Report:** Report as submitted

**Unfinished Business:** None

**New Business:**

1. Early Bird Winners: Motion made by Brian to accept and approve Cold Springs #230, Friday's Station #8, and Diamond Springs #30, 2<sup>nd</sup> by John L., approved: unanimous.
2. February Board Meeting falls on Valentine's Day-recommend changing the date: Motion made by Mike to change Board meeting to February 21, 2008, 2<sup>nd</sup> by Jon B., approved: unanimous.
3. Solicitation request by Blake Gailey: Motion made by John L. to approve flyers for 2 weeks beginning February 10, 2008, 2<sup>nd</sup> by Brian, approved: unanimous.
4. Violation fine/timeline changes: Motion made by John L. to approve proposed fines with the exception of changing to 14 calendar days on each violation, 2<sup>nd</sup> by Brian, approved: unanimous.

Motion made by Brian to adjourn at 7:50 PM, 2<sup>nd</sup> by Mike, approved: unanimous.

**Action Items:**

1. QMS to discuss maintenance agreement with Golden Landscaping.
2. QMS to have amenities survey in newsletter.
3. QMS to list February meeting date change to 2/21/08.
4. QMS to add solicitation approval in February newsletter.
5. QMS to provide approval letter to Blake Gailey.

Minutes recorded by Jon Barclay

Minutes typed by Rachel Rogers on 01/14/08 @ 10:28 AM

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Secretary's Signature

Date