

The Ranches Master HOA Board Meeting Minutes
Thursday, February 21, 2008

The President called the meeting to order at 6:05 PM

Proof of meeting notice (February newsletter) entered.

The President established that a quorum was present.

Trustees Present: Jon Celeya, Todd Moir, John Linton, Jon Barclay, Brian Haskell
(6:05), Mike Caron (6:10)

Trustees Absent: Bobby Colson

Others Present: Cary Brackett, Richard Shelley, David Ferguson, Taii Fitu, Josh
Schreiner, Ed Mathiew (Waterlogic Technologies)

Motion made by John L. to approve 01/10/08 Board of Trustees minutes, 2nd by Brian, approved:
4 yeas, 1 abstention.

Open Forum:

1. Taii Fitu, Kiowa Valley #436: Requesting fence post variance due to block posts. Motion made by John L. to grant variance, 2nd by Mike. John L. withdraws motion to grant variance. Motion made by Todd to postpone issue until next month to obtain better pictures, 2nd by Jon B., approved: unanimous.

Treasurer's Report:

Reports as submitted

Income:	\$106,534.01
Expenses:	\$ 50,154.41
Net Income:	\$ 56,379.60
Reserve Contribution:	\$ 0.00
Reserve Expenses:	\$ 0.00
Delinquency:	(-\$79,418.87)

Committee Reports:

DRC: Reports as submitted, no additional comments given
Planning/Landscape: Reports as submitted
Welcome: No report submitted

Management Report:

1. Written report submitted
2. Discussed new management software
3. Discussed new condo certs program
4. Update on community declaration

Unfinished Business:

None

(Mike Caron left meeting @ 7:05)

New Business:

1. Early Bird Winners. Motion made by John L. to accept and approve Friday's Station #B10, Porter's Crossing #253, and Kiowa Valley #65, 2nd by Jon B., approved: unanimous.
2. Audit proposal. Motion made by Jon B. to approve audit proposal from Mantyla and McReynolds, 2nd by Todd, approved: unanimous.
3. CABanc change. Motion made by John L. to make banking change (close all Zion Bank accounts and open all new accounts with CAB), 2nd by Jon B., approved: unanimous. (Mike Caron returned @ 7:35)
4. Davinci advertising package. Motion made by John L. to allow QMS to negotiate and work with marketing entities, contributing no more than \$8000 for 2008, 2nd by Brian, approved: unanimous.
5. Golden landscaping proposal. Motion made by Brian to accept and approve Golden Landscaping proposal, 2nd by John L., approved: unanimous.
6. Weather clocks proposal. Motion made by Brian to charge Mike with comparison shopping weather systems to present to board, 2nd by Todd, approved: unanimous.

Motion made by Brian to move into executive session at 8:20, 2nd by Jon B., approved: unanimous.

Motion made by Todd to move out of executive session at 9:58, 2nd by Jon B., approved: unanimous.

Motion made by John L. to increase QMS compensation by \$500.00 per month beginning with March payment, 2nd by Brian, approved: unanimous.

Motion made by John L. to appoint committee of John L., Jon C., and Brian to meet with Scott Kirkland to discuss how to bring new development into HOA, and to authorize them to negotiate with him on this issue on behalf of the HOA, 2nd by Jon B., approved: unanimous.

Motion made by Jon B. to adjourn at 10:03 PM, 2nd by Mike, approved: unanimous.

Action Items:

1. QMS to send letter to Scott Kirkland concerning reappointing declarant board members.
2. QMS to print financial comparison to 2007.
3. QMS to obtain pictures of full fence in Kiowa Valley #436 and research solutions to bring the fence into compliance.
4. QMS to have Richards, Kimball, and Winn draft a letter to Richmond's attorneys stating our intent to apply a special assessment to each lot in Hidden Canyon if Richmond fails to install an entrance.
5. QMS to write letter of understanding to Eagle Mountain City regarding our water requirements.
6. QMS to see if the city has a committee interfacing with UDOT concerning Eagle Mountain highways and access roads.

Minutes recorded by Todd Moir

Minutes typed by Rachel Rogers on 02/26/08@ 10:50 AM

Secretary's Signature

Date