

The Ranches Master HOA Board Meeting Minutes
Thursday, March 13, 2008

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

Proof of meeting notice (March newsletter) entered.

The President established that a quorum was present.

Trustees Present:	Jon Celeya, John Linton, Brian Haskell, Jon Barclay, Todd Moir
Trustees Absent:	Mike Caron, Bobby Colson
Others Present:	Cary Brackett, Cody White, Taii Fitu, Matt Call, Justin Schelin, Richard Shelley, Teresa Edwards, Daris & Nathan Greenleaf

Motion made by John L. to approve 02/21/08 Board of Trustees minutes, 2nd by Jon B., approved: unanimous.

Open Forum:

1. Matt Call, Castle Rock #13: Requesting variance for wrought iron fence already installed. Motion made by Brian to postpone issue for 1 month so he can speak to Scott Kirkland about wrought iron fence being used as a wing, 2nd by John L., approved: unanimous.

Treasurer's Report: Report as submitted

Income:	\$43,261.22
Expenses:	\$45,478.54
Net Income:	- \$ 2,217.32
Reserve Contribution:	\$33,031.54
Delinquency:	(-\$85,546.17)

Committee Reports:

DRC: Reports as submitted, no additional comments given
Planning/Landscape: Verbal report given, looking at projects for 2009
Welcome: Reports as submitted, no additional comments given

Management Report:

Report as submitted, discussed DaVinci Advertising

Unfinished Business:

1. Kiowa Valley #436 fence variance: Motion made by Todd to deny variance on fence, 2nd by Brian, approved: unanimous.

New Business:

1. Early Bird Winners: Motion made to accept and approve Cold Springs #106, Diamond Springs #78, and Hidden Canyon #74 as winners, no record vote.
2. Annual Meeting Discussion.
3. Ash Point #69: Motion made by Todd to grant 50% reduction of HOA fees due to disabled veteran status, 2nd by John L., approved: 4 ayes, 1 nay.
4. Hidden Canyon: Send attorney letter regarding frontage landscaping.
5. Weather Clocks: Motion made by Brian to approve weather clock purchases, 2nd by Jon B., approved: unanimous.
6. Landscaping needs/review for 2008.
7. Resignation of Bobby Colson: Motion made by John L. to accept resignation of Bobby Colson, 2nd by Todd, approved: unanimous.
8. Condo Certs: Discussed with no action taken.

Open forum reopened:

1. Teresa Edwards, Liberty Farms #25: Questions regarding park strip expenditures.
2. Nathan Greenleaf, Eagles Gate #408: Requesting permission to distribute flyers for Primerica Financial Services to the community. Motion made by John L. to allow solicitation with flyers from April 14-25, 2nd by Jon B., approved: unanimous.

Motion made by John L. to move to executive session at 7:55, 2nd by Brian, approved: unanimous.

Motion made by John L. to move out of executive session at 8:45, 2nd by Todd, approved: unanimous.

Motion made by Jon B. to adjourn at 8:45 PM, 2nd by Brian, approved: unanimous.

Action Items:

1. QMS to meet with Kiowa Valley #436 to see if there is any way to bring fence to compliance.
2. QMS to get information on residential water clocks.
3. QMS to send marketing meeting e-mail.
4. QMS to obtain and provide photos of Castle Rock #13 for Brian H.
5. QMS to organize monthly landscaping inspections with Scott Kirkland, board member, QMS, and Golden.
6. QMS to include item in newsletter asking for homeowners to call management where community landscape needs to be addressed.
7. Brian and Cary to meet to review budget.

Minutes recorded by Todd Moir

Minutes typed by Rachel Rogers on 03/18/0/ @ 11:48 AM

Secretary's Signature

Date