

The Ranches Master HOA Board Meeting Minutes Thursday, April 10, 2008

The President called the meeting to order at 6:04 PM

Proof of meeting notice (April newsletter) entered.

The President established that a quorum was present.

Trustees Present:	Jon Celaya, Todd Moir, John Linton, Jon Barclay, Ryan Kent, and Mike Caron (6:17), Brian Haskell (7:10)
Trustees Absent:	None
Others Present:	Cary Brackett, Cody White, Delcina White, Nelle Muhlestein, Chris Bowerbank, Janet Olsen, Jeff Topham, Christa Kelley, Matt Call, Jeff Bullock, Teresa Edwards, Josh Schreiner, Brittany Long, Darin, Garrett

Motion made by John L. to approve 03/13/08 Board of Trustees minutes, 2nd by Jon B., approved: 4 ayes, 1 abstention.

Open Forum:

1. Chris Bowerbank, Castle Rock #31: Worried about bike park costs, location, easement, loss of investment due to utility company tearing out and other concerns.
2. Janet Olsen, representing Costco: Requesting approval for door hangers promoting Costco memberships at the end of May. Motion made by John L. to approve Costco door hangers for the last 2 weeks of May, 2nd by Ryan, approved: unanimous.
3. Matt Call, Castle Rock #13: Requesting information on fence variance for ongoing fence issue.
4. Chris Peterson, Hidden Canyon #73: Requesting a variance for setbacks to bring fence to sidewalk. Advised that this is a city issue and to talk to planning department as this is not an HOA requirement.
5. Brett Young, Highlands on the Green #133: Issues with a vacant neighbor's yard that is collecting garbage/tumbleweeds and water is also flowing onto his property. Requesting the HOA maintain the garbage and tumbleweeds. Advised to speak to the city about the water issue.
6. Jeff Bullock, Highlands on the Green #256: Concerned with CC&R violations in his neighborhood. Cody stated and showed documents of the homeowners' violations and will meet with Jeff to discuss.

Treasurer's Report: Report as submitted

Income:	\$66,340.06
Expenses:	\$56,222.65
Net Income:	\$10,117.41
Delinquency:	(-\$93,174.79)

Committee Reports:

DRC: Reports as submitted, question on approved For Sale sign in HOG #111 backyard.

Planning/Landscape: Verbal report given, 1st drive-through today, no water currently on parkway due to Direct Communications, weather clocks have been installed.

Welcome: Reports as submitted, no additional comments given

Management Report:

Report as submitted, update on Ranches advertising

Unfinished Business:

None

New Business:

1. Early Bird Winners: Motion made by Todd to accept and approve Chimney Rock #69, Kiowa Valley #77, and Ashe Pointe #1 as early bird winners, 2nd by Jon B., approved: unanimous.
2. Yard of the Month Winners: Motion made by John L. to accept and approve Liberty Farms #3, Sundance #47, and Friday's Station #B7 as Yard of the Month winners, 2nd by Todd, approved: unanimous.
3. Delegate appointments: Motion made by John L. to approve the following appointed delegates as presented: Justin Schelin for Smith Ranch, Jeff Topham for Red Hawk Ranch, Rob Healey for Saddle Rock Ranch, John Carson for Circle 5 Ranch, Josh Schreiner for Prairie Gate West, Brittany Long for Lake Mountain Ranch, and Christa Kelley for Prairie Gate East, 2nd by Jon B., approved: unanimous.
4. Sage proposal: Motion made by John L. to have a board letter prepared to Sage that we are, in principle, accepting of terms but we are answerable to the homeowners and need their approval. The board is excited about the proposal and Brian and John L. will meet with Sage to work through terms to present to the board for approval, 2nd by Todd, approved: unanimous.
5. Fence variance for Castle Rock #13: Motion made by John L. to deny fence variance and put fines in abeyance for 12 months to get a neighborhood change, 2nd by Jon B. John L. amends motion to 6 months, 2nd by Jon B., approved: unanimous.
6. Budget discussion: wait until year end to establish new reserve account.
7. Community Declaration Draft presented and discussed. Motion made by Brian to postpone the amended CC&R's, 2nd by John L., approved: unanimous.
8. City request for donation: Motion made by Mike to approve Yellow Ribbon donation of \$150.00, 2nd by Brian, approved: unanimous.
9. Cub Scout solicitation request- see action items.
10. Kirby Solicitation request: Motion made by Mike to deny request, 2nd by Todd, approved: unanimous.
11. RHDC request to remove fees: Motion made by Todd to remove fees contingent on QMS verifying that RHDC did not own properties when the fees were assessed, 2nd by John L., approved: unanimous.
12. Water fountain electrical repairs: Motion made by John L. to request a 2nd bid from electrician and go forward with the lowest bid, 2nd by Ryan, approved: unanimous.
13. Christmas light plugs for entrance sign: Motion made by John L. to approve payment for parts up to \$500.00 to add plugs to entrance sign, 2nd by Jon B., approved: unanimous.
14. Richards, Kimble, and Winn legal agreement: Motion made by Brian to approve legal agreement, 2nd by John L., approved: unanimous.
15. Eagle Top discussion.
16. Golf Course Gates discussion.

Motion made by Mike to adjourn at 9:35 PM, 2nd by Jon B., approved: unanimous.

Action Items:

1. QMS to look at Brett Young's neighbor's yard for violations.
2. QMS to put budget allocation for possible amenities on agenda to see what is available.
3. QMS to come to board with an alternative plan to member appreciation with general numbers and location.
4. QMS to notify Cub Scouts of solicitation approval with a letter.
5. QMS to draft letter to Kirby salesman that we allow only flyers and for a limited time frame.
6. QMS to verify who owned RHDC lots when fines were assessed.
7. QMS to notify Monte that the DRC will not approve any gates on golf course and needs a list of homes with gates. A letter will be sent to those homeowners stating violation.

Minutes recorded by Todd Moir

Minutes typed by Rachel Rogers on 04/15/08 @ 2:15 PM

Secretary's Signature

Date