

The Ranches Master HOA Board Meeting Minutes Thursday, June 12, 2008

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

Proof of meeting notice (May newsletter) entered.

The President established that a quorum was present.

Trustees Present: Jon Celaya, John Linton, Jon Barclay (6:10), Ryan Kent, Teresa Edwards, Brian Haskell

Trustees Absent: Mike Caron

Others Present: Cary Brackett, Cody White, Adam Olsen, Jim Hardie, Darren Wilkinson

Motion made by Teresa to approve 05/08/08 Board of Trustees minutes, 2nd by Ryan, approved: 3 ayes, 2 abstentions.

Motion made by John L. to appoint Mike Caron as Secretary, 2nd by Brian, approved: unanimous.

Open Forum:

1. Adam Olsen, Kiowa Valley #104: Requesting an entry monument sign for Kiowa Valley subdivision. Will be added to action items for 2009.
2. Jim Hardie, Castle Rock #44: Requesting approval for solicitation with door to door pamphlets for water treatment product. No action taken.
3. Darren Wilkinson, Mt. Airey #56: Requesting variance for landscaping violation for park strip rock landscape. Motion made by John L. to deny variance request with a 6 month period to be in compliance, 2nd by Brian, approved: unanimous.

Treasurer's Report: Verbal report.

Income:	\$46,879.90
Expenses:	\$51,116.86
Net Income:	(\$ 4,236.96)
Delinquency:	(-\$122,578.45)

Presentation made by Golden Landscaping to come up with a plan for landscaping of the Ranches and Pony Express Parkway

Committee Reports:

DRC: Report as submitted.

Planning/Landscape: Report as submitted.

Welcome: Report as submitted.

Management Report:

Report as submitted.

Unfinished Business:

None

New Business:

1. Early Bird Winners: Motion made by John L. to approve Three Crossings #139, Chimney Rock #37, and Rush Valley #62 as Early Bird Winners, 2nd by Teresa, approved: unanimous.
2. Yard of the Month Winners: Motion made by Jon B. to approve Rockwell Village #5, Highlands #109, and Kiowa Valley #507 as Yard of the Month Winners, 2nd by Ryan, approved: unanimous.
3. Discussion on Showdown Monument. Motion made by John L. to deny request for homeowner maintenance, 2nd by Brian, approved: unanimous.
4. Discussion on Canyon Homes letter, will proceed with normal course.

5. Volleyball sod project discussed. Motion made by Brian to approve sod volleyball courts, 2nd by Jon B., approved: unanimous.
6. Tree and shrub replacement proposal discussed. Motion made by John L. to postpone for priority based on funds available, 2nd by Ryan, approved: unanimous.
7. Discussion on Rock Border project. Motion made by John L. to approve landscape plan from Ruby to end of Ranches Pony Express without construction documents with proposed sharing with Sage Communities and not to exceed \$4,500.00, 2nd by Jon B., approved: unanimous.

Motion made by Brian to adjourn at 8:43 PM, 2nd by Ryan, approved: unanimous.

Action Items:

1. QMS and Golden Landscaping to work with Bob Lien to come up with a consistent plan for landscaping of Ranches and Pony Express Parkway. Brian and Cary to determine the budget for the project.
2. HOA to repair and maintain Showdown Monument. QMS to draft a letter to explain position.
3. QMS to proceed with normal course in regards to Canyon Homes.
4. QMS and Brian to review reserves and propose funds available for board to prioritize tree and shrub replacement.
5. QMS to remove warranty trees from proposal.
6. QMS to place Kiowa Valley monument on improvement reserve priority for 2009 Planning and Landscaping Committee and notify Kiowa Valley that they need to be 80% compliant with HOA fees.

Minutes recorded by Brian Haskell

Minutes typed by Rachel Rogers on 07/01/08 @ 1:30 AM

Secretary's Signature

Date