

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

The President called the meeting to order at 6:07 PM

Proof of meeting notice (June newsletter) entered.

The President established that a quorum was present.

Trustees Present: Jon Celaya, John Linton, Mike Caron (6:12), Ryan Kent, Teresa Edwards, Brian Haskell, Jon Barclay (6:12)

Trustees Absent: None

Others Present: Cary Brackett, Cody White, Rand Danner, Michelle Danner, Tiffany Ames, Josh Schreiner

Motion made by Brian to approve 06/12/08 Board of Trustees minutes, 2nd by Ryan, approved: unanimous.

Open Forum:

1. Rand Danner, HOG #226: Requesting approval for solicitation door to door for window cleaning business. Motion made by Brian to approve Rand to solicit door to door for window cleaning in 3 week blocks over the next 4 months. 2nd by Ryan, approved 6 ayes, 1 abstention.
2. Tiffany Ames, AP #14: Requesting variance to leave wildflowers in park strip. Motion to deny made by Brian, 2nd by Jon B., approved 6 ayes, 1 abstention.

Treasurer's Report: Verbal report.

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|--------------|-----------------|
| Income: | \$47,723.31 |
| Expenses: | \$49,031.96 |
| Net Income: | (\$ 3,804.65) |
| Delinquency: | (-\$132,150.20) |

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. Discussion on Tree and shrub Replacement Proposal. Motion made by John L. to approve tree and shrub replacement proposal with exceptions to specify 2" caliper or similar size to existing trees and no replacements on center islands, 2nd by Ryan, approved: unanimous.
2. Early Bird Winners: Motion made by Brian to approve Three Crossing #154, Lone Tree #30, and O'Fallon's Bluff #286 as Early Bird Winners, 2nd by Ryan, approved: unanimous.
3. Yard of the Month Winners: Motion made by Jon L. to approve Kennekuk #40, Mt. Airey #A-51, and Showdown in Eagle's Gate #328 as Yard of the Month Winners, 2nd by Brian, approved: unanimous.
4. Discussion on Dresden Appeal from the DRC regarding Diamond Springs #49. Motion made by John L. to deny park strip variance explaining issues in regards to why the park strip should not be changed. 2nd by Jon B., approved: unanimous.

Motion made by Teresa to adjourn at 8:30 PM, 2nd by Mike, approved: unanimous.

Action Items:

1. QMS to get a percentage of dues compliance by subdivision.
2. Add "Review Board of Directors Meeting Agenda" in future Ranches board meetings.
3. Include information in the August newsletter regarding subdivision improvements based on percentage of homeowner dues in compliance.
4. Report from Golden Landscaping et al regarding Ranches Parkway changes. Report must include information regarding costs for overseeding. Golden Landscaping and Bob to report proposal and costs for budgeting purposes.

Minutes recorded by Mike Caron

Minutes typed by Lisa Fenn on 07/15/08 @ 10:30 AM

Secretary's Signature

Date