

The Ranches Master HOA Board Meeting Minutes Thursday, August 14th, 2008

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

Proof of meeting notice (July newsletter) entered.

The President established that a quorum was present.

Trustees Present:	Jon Celaya, John Linton (left at 8:40), Teresa Edwards, Brian Haskell, Jon Barclay, Ryan Kent (6:07)
Trustees Absent:	Mike Caron
Others Present:	Cary Brackett, Cody White, Dennis Patchin, Tammie Patchin, Karen White, Patrick Reeve, Pam Ingram, Otis Ingram, Lexi Thrall, Cheryl Kendall

Motion made by Brian to approve 07/10/2008 Board of Trustees minutes, 2nd by John L., approved: unanimous.

Open Forum:

1. Dennis Patchin, Rush Valley #92: Requesting variance for unapproved rock. Motion made by John L. to suspend noticing and fining for unapproved rock until reviewed by the board. 2nd by Brian, approved unanimous.
2. Cheryl Kendall: Requesting variance for xeriscaping. Referred back to DRC for approval with better plans.
3. Pam Ingram, HOG #148: discussion regarding various complaints including the recreational center and weeds in neighbor's yards.
4. Patrick Reeve: discussion regarding the recreational center.

Treasurer's Report: Verbal report.

Income:	\$57,804.56
Expenses:	\$48,666.55
Net Income:	(\$ 9,138.01)
Delinquency:	(-\$147,067.02)

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 Mt. Airey #44, Showdown #512, & Kiowa Valley #134 as Early Bird Winners, 2nd by Teresa, approved: unanimous.
2. Yard of the Month Winners: Motion made by John L. to approve Anthem #78, Showdown #331, Liberty Farms #5 as Yard of the Month Winners, 2nd by Ryan, approved: unanimous.
3. Discussion regarding budget timeline.
4. Discussion regarding landscaping proposal.
5. Discussion regarding community center plan.
6. Eco-scaping Proposal: Motion made by Jon B to approve eco-scaping to cut down weeds only for lots presented under 3rd violation notice, not to exceed 100 lots, in the amount of \$100 per lot. 2nd by Teresa, 4 yeas, 0 nays, 1 abstention.

7. 3rd Notice Violations: Motion made by Brian to approve recommendations from QMS for actions on 3rd notice violations. 2nd by Ryan, approved unanimous.

Motion made by Teresa to adjourn at 9:30 PM, 2nd by Ryan, approved: unanimous.

Action Items:

1. Golden Landscaping to bring grey rock to home for 1 flower bed.
2. Budget Meeting to be included in September Newsletter for September 24th, 2008.
3. Ryan to report back regarding eco-scaping progress.
4. Brian to draft newsletter article regarding the community center.
5. Cary to report on Golden Landscaping's response as to why there are brown areas on the Ranches Parkway while other areas are greener.

Minutes recorded by Jon Barclay.

Minutes typed by Lisa Fenn on 08/18/08 @ 3:00 PM

Secretary's Signature

Date