

The Ranches Master HOA Board Meeting Minutes Thursday, September 11th, 2008

The President called the meeting to order at 6:25 PM

Proof of meeting notice (August newsletter) entered.

The President established that a quorum was present.

Trustees Present: Jon Celaya, John Linton (left at 8:57), Brian Haskell (6:27), Jon Barclay, Ryan Kent

Trustees Absent: Mike Caron, Teresa Edwards

Others Present: Cary Brackett, Cody White, Kevn Auernig, Rachel Auernig, Georgina Pitcher

Motion made by John L. to approve 08/14/2008 Board of Trustees minutes, 2nd by Ryan, approved: unanimous.

Open Forum:

1. Kevin and Rachel Auernig: discussion regarding rules enforcement issues.
2. Georgina Pitcher: requesting donation for Hidden Hollow Elementary PTA to help the teachers.

Motion made by Brian to approve donation in the amount of \$360.00 to Hidden Hollow Elementary School PTA, 2nd by John L., approved: unanimous.

Treasurer's Report: Verbal report.

Income:	\$55,875.73
Expenses:	\$65,871.81
Net Income:	(\$ 9,996.08)
Delinquency:	(-\$161,193.75)

Committee Reports:

DRC: Reports as submitted.

Planning/Landscape: Verbal report provided by Tyler Holt

Welcome: Verbal report

Management Report:

Report as submitted.

Unfinished Business:

None

New Business:

1. Early Bird Winners: Motion made by Brian to approve Willow Springs #L-06, Eagle's Gate #129, and Kennekuk #10 as Early Bird Winners, 2nd by John L. approved: unanimous.
2. Yard of the Month Winners: Motion made by Ryan to approve Kiowa Valley #135, Liberty Farms #37, and Crittenden Corner #7 as Yard of the Month Winners, 2nd by Jon B., approved: unanimous.
3. Mike Caron: requesting permission to resign as Board Member from the HOA board. Motion made by Brian to accept Mike Caron's resignation as HOA board member, 2nd by John L., approved: unanimous.
4. Motion made by John L. to appoint Georgia Pitcher as Board Member replacement for Mike Caron, 2nd by Jon B., approved: unanimous.
5. Discussion regarding the Christmas lights.
6. Discussion regarding the 2009 budget items.

7. Nuszer Kopatz Retainer Agreement: requesting approval for retainer agreement. Motion made by John L. to approve retainer as submitted, 2nd by Brian, approved: unanimous.
8. Liberty Farms #33, Park Strip: Motion made, no record of who made the motion, to postpone park strip, 2nd not recorded, approved unanimous.
9. Discussion on Community Center.
10. 3rd Level Violations: requesting action as recommended by QMS for 3rd level violations. Motion made by Jon B. to approve injunctions, towing and weed removal, 2nd by Brian, approved: unanimous.
11. Three Crossings #98 Trex Fence Violation: requesting Trex fence color approval. Motion made by Brian to put fence violation into abeyance until April 1st, 2009, 2nd by John L., approved: unanimous.
12. Motion made by Ryan to move into Executive Session at 8:27 PM, 2nd by Jon B., approved: unanimous.
13. Motion made by Brian to move out of Executive Session at 8:59 PM, 2nd by Ryan, approved: unanimous.

Motion made by Georgina to adjourn at 9:00 PM, 2nd by Jon B., approved: unanimous.

Action Items:

1. QMS to look at Vick Devano home.
2. QMS to get Georgina information about waterfall.
3. Georgina to get bids for Christmas lights.
4. QMS to send letter to Vinyl Fence Company regarding fence colors.
5. QMS to create cover letter that attaches to plans.
6. QMS to talk to CFC about bid for Trex fencing
7. QMS to get bid to add sod and sprinklers for park strip.
8. QMS to talk to Ochsenhirt about why we have not moved on park in Mt. Airey.

Minutes recorded by Jon Barclay.

Minutes typed by Lisa Fenn on 09/12/08 @ 9:30 PM

Secretary's Signature

Date