

The Ranches Master HOA Board Meeting Minutes Thursday, October 9th, 2008

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

Proof of meeting notice (October newsletter) entered.

The President established that a quorum was present.

Trustees Present:	Jon Celaya, John Linton (left at 9:13), Brian Haskell, Jon Barclay, Ryan Kent, Teresa Edwards, & Georgina Pitcher
Trustees Absent:	None
Others Present:	Cary Brackett, Cody White, Taii Fitu, Shelly Hubbard, Victor Hubbard, Brennan Wood, Daniel Goodwin, Tricia Hart, Darin Garrett, Shirley Peeple, Fred Peeple, Gorge Hart, Weston Young, & Tyler Hold

Motion made by John L. to approve 09/11/2008 Board of Trustees minutes, 2nd not recorded, approved: six years, one abstention.

Open Forum:

1. Taii Fitu: request for extension to complete fence. Motion made, no record of who made the motion, to approve the extension until June 30th, 2009 and to put fines in abeyance until then. 2nd not recorded, approved: unanimous.
2. Shelley & Victor Hubbard, Rock Creek F-12: requesting a reduction in HOA fees for past due amount to The Ranches Master HOA. Motion made by Brian to approve a 50% reduction in HOA Fees for the current amount owing. 2nd by John L., approved: unanimous.
3. Brennan Wood, Saddleback: requesting permission to serve as Delegate for District 8. Motion made by Brian to approve Brennan Wood as the Delegate for District 8. 2nd by Teresa, approved: unanimous.
4. Daniel Goodwin, Rush Valley #76: requesting the Board remove the lien against his property and all fees associated with the lien. Motion made by Brian to waive \$150.00 in late fees. 2nd by John L., approved: six years, one nay.
5. Hart Dental: requesting permission to distribute flyers. Motion made by Brian. to approve request to distribute flyers from November 1, 2008 – November 30, 2008. 2nd by Ryan, approved: unanimous.
6. Golden Landscaping: discussion on landscaping.
7. Discussion regarding the Bike Park Update concerns.

Treasurer's Report: Verbal report.

Income:	\$50,955.60
Expenses:	\$53,208.32
Net Income:	(\$ 2,252.72)
Delinquency:	(-\$172,380.52)

Committee Reports:

DRC: Reports as submitted.

Planning: No report

Landscape: Verbal report given by Golden Holt

Welcome: Verbal report

Management Report:

Report as submitted.

Unfinished Business:

1. Christmas Light Proposal: Motion made, no record of who made the motion, to postpone the Christmas light proposal until the storage issue is resolved. 2nd not recorded, approved: unanimous.

New Business:

1. Early Bird Winners: Motion made, no record of who made the motion, to approve Cold Springs #202, Kiowa Valley #157, and Lone Tree #47 as Early Bird Winners, 2nd not recorded, approved: unanimous.
2. Yard of the Month Winners: Motion made, no record of who made the motion, to approve Rockwell Village #25, Highlands on the Green #304, and Kiowa Valley #536 as Yard of the Month Winners, 2nd not recorded, approved: unanimous.
3. The Ranches Academy donation: requesting a donation of HOA Fees from The Ranches HOA to be sold at a fundraising auction for the school. Motion made, no record of who made the motion, to approve two (2) six month HOA fee credits to be donated to The Ranches Academy to be sold at auction at their fundraiser, 2nd not recorded, approved: unanimous.
4. Proposed City Invoice: Discussion regarding the proposed invoice for the City of Eagle Mountain. Motion made by Brian to approve the invoice with discussed corrections for the City of Eagle Mountain. 2nd by Georgina, approved: unanimous.
5. 2009 Budget: proposed 2009 budget for The Ranches. Motion made by Brian to approve the budget as submitted. 2nd by Jon B., approved: 6 years, one nay.
6. 3rd Level Violations Recommendations: presented recommendations for actions regarding 3rd level violations. Motion made by Jon B. to approve recommendations as noted, 2nd by Georgina, approved: unanimous.
7. Liberty Farms #33, Park Strip: Motion made, no record of who made the motion, to approve the Parkstrip plans, 2nd not recorded, approved unanimous.
8. Delinquencies: discussion regarding the notice of delinquency process. Motion made by Jon L. for a period of 3 months to send the second notice of delinquency via registered mail and for QMS to make an attempt to contact the homeowner for resolution of payment. 2nd by Brian, approved: 5 years, 2 nays.
9. Motion made by Jon C. to move into an executive session. 2nd by Georgina, approved: unanimous.
10. Motion made, no record of who made the motion, to adjourn from the Executive session. 2nd not recorded, approval not recorded.

Motion made, no record of who made the motion, to adjourn at 10:25 PM, 2nd not recorded, approved: unanimous.

Action Items:

1. QMS to send letter to Vinyl Fence Company regarding fence colors.
2. QMS to talk to CFC about bid for Trex fencing.
3. QMS to bring back report on new late fee noticing.
4. QMS to research how much money we would save by billing bi-annually.
5. QMS to start enforcing street tree violations.
6. QMS to evaluate and report to the Board regarding enforcement issues and how to improve.

Minutes recorded by Jon Barclay.

Minutes typed by Lisa Fenn on 10/10/08 @ 3:30 PM

Secretary's Signature

Date