

The Ranches Master HOA Board Meeting Minutes Thursday, November 13th, 2008

The President called the meeting to order at 6:02 PM
Proof of meeting notice (November newsletter) entered.

The President established that a quorum was present.

Trustees Present:

Jon Celaya, John Linton, Brian Haskell, Ryan Kent, Teresa Edwards, &
Georgina Pitcher

Trustees Absent:

Jon Barclay

Others Present:

Cary Brackett, Cody White, Colleen Ryan, Kevin Auernig, Sali
Bunningham, Scott Wilson, Colin MacLeod, Joni Gillett, and Paul
Thompson

Motion made by John L. to approve 10/09/2008 Board of Trustees minutes, 2nd by Ryan, approved:
approved unanimously.

Open Forum:

1. Kevin Auernig; HOG #225: requesting information regarding the following topics:

- a. 3859 Clubhouse Lane, pigeon coup
- b. Trailers on Barton Creek and Prince Hill
- c. Pease rental property
- d. Red bark by pool area

No motion made at this time.

2. Sali Bunningham; Ruby Valley #18: requesting approval to display 4 "A" frame signs in The
Ranches from 6:30 am - 3:00 pm on Saturday, November 15th, 2008. Motion made by John L. to
approve request as presented. 2nd by Teresa, approved: unanimous.

3. Scott Wilson; HOG #112: requesting removal of landscaping fines. Motion made by John L.
requesting a copy of the letter from the title company showing title change and to put fines in
abeyance until June 30, 2009. 2nd by Teresa, approved: unanimous.

4. Paul Thompson; Liberty Farms #61: requesting the Board remove the lien against his property and
set up payment arrangements for all assessments and fine associated with the lien. Motion made
by Brian:

- a. To put late fees and collection fines in abeyance pending new payment.
 - b. To require automatic withdrawal payments of \$60 per month to get caught up on all HOA
assessments by December 31, 2009.
 - c. To grant an extension until May 31, 2009 to correct all violations.
 - d. To put fines in abeyance after the violations are corrected.
- 2nd by Georgina, approved: unanimous.
5. Trent Pearce; Kiowa Valley #120: requesting the Board excuse back owing HOA assessments in
the amount of \$550.00. Motion made by Brian to deny the request as submitted and require
payment in full. 2nd by John L., approved: unanimous.

Treasurer's Report: Verbal report.

Income:	\$50,114.70
Expenses:	\$47,833.67
Net Income:	\$ 2,281.03
Delinquency:	(-\$173,336.43)

Committee Reports:

DRC: Reports as submitted.

Planning: No report

Landscaping: No report

Welcome: No report

Management Report:

Report as submitted.

Unfinished Business:

1. Christmas Light Proposal: Motion made by Brian to approve the Christmas lighting proposal By Elite Grounds as submitted. 2nd by Ryan, approved: 5 years, 1 nay.

New Business:

1. Early Bird Winners: Motion made by Georgina to approve Eagle's Gate #127, Lone Tree #408, and Willow Springs #C-03 as Early Bird Winners for November. 2nd by Teresa, approved: unanimous.
2. Yard of the Month Winners: Motion made by Brian to approve Highlands #31, Freemont Springs #13, and Crittenden Corner #7 as Yard of the Month Winners for November. 2nd John L., approved: unanimous.
3. The Real Estate Group: Snow removal proposal. Motion made by John L. to approve the contract as submitted as long as they are listed as additional on the insurance. 2nd by Brian, approved: unanimous.
4. Chimney Rock #26: requesting a variance for fence to allow a 3-4 foot fence instead of the required 6 feet. Motion made by John L. to deny the request as submitted. 2nd by Ryan, approved: unanimous.
5. Kiowa Valley #26: requesting the Board waive the attorney's fees incurred when his account was sent to collections. Motion made by Brian:
 - a. To put fine and late fees related to HOA assessments in abeyance.
 - b. To accept a payment arrangement of \$60 for 9 months and \$90 for 3 additional months, bringing the account current by December 31, 2009.
 - c. To pull the account out of collections and negotiate the attorney's fees with Richards, Kimball and Winn.
 - d. To waive all soft costs associated with the collection process, (all hard costs will not be waived and will be the responsibility of the homeowner), if the account is brought current by December 31, 2009.
- 2nd by Georgina, approved: unanimous.
6. The Ranches Prairie Gate Office: Sign proposal. No motion made at this time.
7. 3rd Level Violations Recommendations: presented recommendations for actions regarding 3rd level violations. Motion made by Georgina to approve recommendations as noted below. 2nd by Brian, approved: unanimous.
8. Motion made by Brian to move into an executive session at 7:35 PM. 2nd by Teresa, approved: unanimous.
9. Motion made by Ryan to adjourn from the Executive session at 8:20 PM. 2nd by Jon C., approval unanimous.


Motion made by Ryan to adjourn meeting at 8:20 PM, 2nd by Jon C., approved: unanimous.

Action Items:

1. QMS to research landscaping fines for HOG #112 and request the letter from Mr. Wilson that he received from the title company.
2. QMS to draft a letter for KV #120 explaining Board's decision on Open Forum #5.
3. QMS to get bids on a big sign and a little sign for The Ranches Prairie Gate Office saying "Master Homeowner's Association Office" or "Homeowner's Association Office."
4. QMS to change the bottom of all violation notices to say, "If this violation has already been corrected, please contact the office."
- 5.

Minutes recorded by Georgina Pitcher.

Minutes typed by Lisa Fenn on 11/14/08 @ 10:30 AM


Secretary's Signature

12-11-08
Date