

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

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

The President established that a quorum was present.

Trustees Present: Jon Celaya, John Linton, Brian Haskell, Ryan Kent, Teresa Edwards, &

Georgina Pitcher, Jon Barclay (6:08 pm)

Trustees Absent:

None

Others Present: Gary Brackett, Cody White, Shane Crapo, Rachel Auernig, Kevin

Auernig, Brennan Wood, Roger Shirin, Valerie Mills, Paul Mills

Motion made by John L. to approve 11/13/2008 Board of Trustees minutes, 2<sup>nd</sup> by Georgina, approved: unanimous.

### Open Forum:

1. Shayne Crapo; Chimney Rock #58: rental property - requesting all fines and HOA fees be put in abeyance; total owing \$1,290.00. Motion made by John L. to waive all late fees, collect all hard collection costs and HOA fees from the time of ownership, request payment from the title insurance company for previously owed HOA fees not paid at the time of closing, and to dismiss all but two weeks of violation fines once the violation is corrected. 2<sup>nd</sup> by Georgina, approved: 6 yeas, 1 abstain.
2. Kevin Auernig; Highlands on the Green #225: regarding complaints and follow-up from last HOA meeting regarding violations and children on the golf course. No motion made at this time.
3. Sherri Reeve; Highlands on the Green #102: requesting approval to display gift boutique box signs on the HOG island and in front of her house. Motion made by John L. to approve two box signs to be displayed as mentioned above between 10:00 am and 2:00 pm on Saturday December 13, 2008. 2<sup>nd</sup> by Ryan, approved: unanimous.

### Treasurer's Report: Verbal report.

|              |                 |
|--------------|-----------------|
| Income:      | \$ 36,487.50    |
| Expenses:    | \$ 48,387.95    |
| Net Income:  | (\$-11,900.45)  |
| Delinquency: | (\$-205,647.18) |

### Committee Reports:

DRC: No report

Planning: No report

Landscape: No report

Welcome: No report

### Management Report:

Report as submitted

### Unfinished Business:

1. DRC – bring back Ruby Valley #18 in the spring.

### New Business:

1. Early Bird Winners: Motion made by Teresa to approve Sundance #16, Lone Tree #222, and Friday's Station #6 as the Early Bird Winners for December. 2<sup>nd</sup> by Jon B., approved: unanimous.
2. Yard of the Month Winners: Motion made by Jon B. to approve Mt. Airey #11, Highlands #138, and Lone Tree #320 as Yard of the Month Winners for December. 2<sup>nd</sup> John L., approved: unanimous.
3. Xeriscaping Guidelines: Motion made by Jon C. to remove xeriscaping guidelines from agenda until a later date. 2<sup>nd</sup> by Jon B., approved: unanimous.

4. QMS: requesting permission to share the drop box for all sub-HOA payments. Motion made by Jon B. to approve request as submitted. 2<sup>nd</sup> by John L., approved: unanimous.
5. Adjourn to Executive Session at 7:04 pm.
6. Motion made by John L. to move out of executive session at 7:40 pm. 2<sup>nd</sup> by Georgina, approved: unanimous.
7. Motion made by John L. to pay The Ranches Management Company \$5,000 to establish The Ranches Management Company for The Ranches HOA. Payment to be made immediately. 2<sup>nd</sup> by Teresa, approved: 6 yeas, 1 abstain.

Motion made by John L. to adjourn meeting at 7:45 PM, 2<sup>nd</sup> by Teresa, approved: unanimous.

**Action Items:**

1. Management Company to request the title company for Chimney Rock #58 pay outstanding HOA balance owed prior to closing.
2. Management Company to obtain status of each lot for each board member and the Auering's.
3. Management Company to include in the next newsletter a reminder to keep children off the golf course.
4. Management Company to contact code enforcement officer.
5. Management Company to request the DRC to review Ruby Valley #18 violations in the spring.
6. Management Company to obtain plant list with maturity size for comparison to plans.
7. Management Company to develop a more detailed set of xeriscaping guidelines for presentation at a future Board meeting.

Minutes recorded by Brian Haskell

Minutes typed by Lisa Fem on 12/12/08 @ 8:30 AM

Secretary's Signature

Date

12/12/08