

**The Ranches Master HOA Board Meeting Minutes  
Thursday, October 11, 2007**

The President called the meeting to order at 6:02 PM  
Proof of meeting notice (October newsletter) entered.  
The President established that a quorum was present.

Trustees Present: Jon Celeya, Brian Haskell, John Linton, Jon Barclay,  
Todd Moir & Mike Caron (6:10)  
Trustees Absent: Bobby Colsen  
Others Present: Cary Brackett, Laura Whipple, Georgina Pitcher, Josh Schreiner,  
John Carson, LeAnn Johnson, Richard Shelley, Jeff Topham,  
Cody White

Motion made to approve 9/13/07 Board of Trustees minutes, approved: 4 yeas, 1 abstention. No record of who made motion and 2<sup>nd</sup>.

**Open Forum:**

1. Georgina Pitcher, Representing Pony Express PTA, requesting donations for Teacher Appreciation Week. Motion made by John L. to contribute \$360 to Pony Express PTA, 2<sup>nd</sup> by Jon B., approved: unanimous.
2. Laura Whipple, Alta Vista Homes, requesting HOA and DRC fees for Ewells to be waived @ least 1 year, requesting article be placed in newsletter for donations or assisting in building. Motion made by John L. to wave Ewell's HOA fees, including deferral for 1 year after occupancy from home, 2<sup>nd</sup> by Mike, approved: unanimous.
3. LeAnn Johnson, Porter's Crossing #225, requesting removal of volleyball pit and replace with swing set or reinforce net/sides to prevent water and mud. See action items.

Motion made by Brian to move New Business item 8d (Maintenance Agreement) up in the agenda to discuss immediately, 2<sup>nd</sup> by John L., approved: unanimous.

-Baseline from city for water? Amount should be same as what the city requires per acre from developers.

Motion made by John L. to approve maintenance agreement, 2<sup>nd</sup> by Brian, approved: unanimous.

**Treasurer's Report:**

Verbal report given by Brian Haskell  
Member Appreciation Day- P & L presented

Income:	\$38,820.54
Expenses:	\$78,960.52
Net Income:	-\$40,139.98
Reserve Contribution:	\$12,387.09
Reserve Expenses:	\$25,000.00
Delinquency:	(-\$47,894.35)

**Committee Reports:**

DRC: no additional comments  
Planning: no report  
Landscape: no report  
Welcome: as submitted

**Management Report:** See written report

**Unfinished Business:**

1. Powerline Easement Park will have to be postponed indefinitely due to city losing ownership.

**New Business:**

1. Early Bird Winners. Motion made by Mike to accept and approve Eagle's Gate # 108, Eagle's Gate # 129, and Porter's Crossing #220, 2<sup>nd</sup> by Todd, approved: unanimous.
2. Yard of the Month Winners. Motion made by Mike to accept and approve Three Crossings #98, Ruby Valley #48, and Ruby Valley #22, 2<sup>nd</sup> by Todd, approved: unanimous.
3. Budget Approval. Motion made by Brian to approve budget, 2<sup>nd</sup> by John L., approved: unanimous.
4. Web Based Accounting Program. Motion made by Mike to move forward with this program, 2<sup>nd</sup> by Brian, amended motion by Mike to form committee to review & look at modules, 2<sup>nd</sup> by Brian, approved: unanimous.
5. Water Feature. Motion by John L. to accept Golden's proposal, 2<sup>nd</sup> by Mike, approved: unanimous.
6. Bill Tinney's letter. Action item.
7. E-packet discussion: Decided to go back to delivered packets.

Motion made by Mike to adjourn at 8:50 PM, 2<sup>nd</sup> by Brian., approved: unanimous.

**Action Items:**

1. QMS to draw up check for \$360 for Pony Express PTA.
2. QMS to place Home for a Hero article in the November newsletter.
3. QMS to look into bid for swing set for Porter's Crossing or improvement of existing area.
4. QMS to contact Golden to check sprinklers at Porter's Crossing park.
5. Brian, Jon B., Mike, Josh Schreiner to be on web based program committee.
6. Cary to discuss Board's concerns with Bill Tinney, asking if he wishes to make changes or submit as written with a rebuttal.

Minutes recorded by Todd Moir

Minutes typed by Rachel Rogers on 10/18/07 @ 10:31 AM

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Secretary's Signature

Date