

**The Ranches Master HOA Board Meeting Minutes**  
**Thursday, November 8, 2007**

The President called the meeting to order at 6:00 PM  
Proof of meeting notice (November newsletter) entered.  
The President established that a quorum was present.

Trustees Present: Jon Celeya, Brian Haskell, John Linton, Jon Barclay, Bobby  
Colsen  
Trustees Absent: Todd Moir, Mike Caron  
Others Present: Cary Brackett, Philip Case, Richard Shelley, Josh Schreiner

Motion made to approve 10/11/07 Board of Trustees minutes, approved: 4 yeas, 1 abstention. No record of who made motion and 2<sup>nd</sup>.

**Open Forum:**

1. Richard Shelly, Delegate of Prairie Gate East, announcing resignation as delegate. Motion made by Brian to approve nomination of Philip Case, 2<sup>nd</sup> by Bobby, approved: unanimous.
2. Brian Haskell, Board Member, discussed Community Center feasibility study. QMS to consider sharing costs of feasibility study.

**Treasurer's Report:**

Verbal report given by Brian Haskell

Income:	\$48,282.01
Expenses:	\$63,144.78
Net Income:	-\$14,862.77
Reserve Contribution:	\$12,994.00
Reserve Expenses:	\$29,350.00
Delinquency:	(-\$49840.83)

**Committee Reports:**

DRC: Reports as submitted, no additional comments  
Planning/Landscape: Discussed proposed planning budget. Motion made by Bobby to Approve budget, 2<sup>nd</sup> by John L., approved: unanimous.  
Welcome: As submitted

**Management Report:** See written report

**Unfinished Business:**

1. Software proposal. Motion made by John L. to approve highlighted modules, 2<sup>nd</sup> by Brian, approved: unanimous.
2. Swings in Porter's Crossing Park. Motion made by Jon B. to approve adding swing set and volleyball court repair to budget for next year, 2<sup>nd</sup> by John L, approved: unanimous.

**New Business:**

1. Early Bird Winners. Motion made by John L. to accept and approve Willow Springs #E10, Rush Valley #67, and Mt. Airey C #40, 2<sup>nd</sup> by Brian, approved: unanimous.
2. Yard of the Month Winners. Motion made by Brian to accept and approve Kennekuk #22, Ash Point #34, and Ruby Valley #41, 2<sup>nd</sup> by John L., approved: unanimous.

3. Friday Station #11 request for wind turbine on roof. Motion made by Brian to deny request based upon CC&R's regarding screening from view, 2<sup>nd</sup> by John L., approved: unanimous.

Motion made by Brian to adjourn at 7:32 PM, 2<sup>nd</sup> by Jon C., approved: unanimous.

**Action Items:**

1. QMS to check prices on swings and repair costs for volleyball court in Porter's Crossing Park.
2. Golden to check into Cat-Scat.
3. Planning Committee to create an improvement budget, including list of pending projects with budget estimates.
4. Newsletter item to be placed on trees in Liberty Farms.
5. QMS to send letters to the 3 homes in Freemont Springs with fencing repair problems informing them of the potential costs to bring them in compliance and that we need to hear from them by December 31, 2007.

Minutes recorded by Jon Barclay

Minutes typed by Rachel Rogers on 11/15/07 @ 9:35 AM

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Secretary's Signature

Date