

**The Ranches Master HOA Board Meeting Minutes**  
**Thursday, December 13, 2007**

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 Celeya, Todd Moir, Brian Haskell, John Linton, Bobby Colsen, Jon Barclay (6:07)  
Trustees Absent: Mike Caron  
Others Present: Cary Brackett, Cody White, Carol Gerlach, Ryan Bybee, Ryan Kent, Richard Shelley, Jeff Topham

Motion made to approve 11/08/07 Board of Trustees minutes, approved: 4 yeas, 1 abstention. No record of who made motion and 2<sup>nd</sup>.

**Open Forum:**

1. Carol Gerlach, Friday's Station A1: Requesting refund of \$650 for cost of trees because the HOA planted trees after they had already paid for and planted trees to avoid fines. Motion made by Bobby to refund Friday's Station A1 \$650 for cost of trees, 2<sup>nd</sup> by John, approved: unanimous.

**Treasurer's Report:**

Verbal report given by Brian Haskell with concerns of more reserves spent than collected.

Income:	\$47,736.54
Expenses:	\$57,998.72
Net Income:	-\$10,262.18
Reserve Contribution:	\$11,185.39
Reserve Expenses:	\$21,435.00
Delinquency:	(-\$72,886.91)

**Committee Reports:**

DRC: Reports as submitted, no additional comments given  
Planning/Landscape: No report given  
Welcome: Reports as submitted, no additional comments given

**Management Report:**

1. Report as submitted
2. Update on Community Center. Motion made by John L. to enter into agreement of mutual intent with Hidden Valley Partners, 2<sup>nd</sup> by Bobby, approved: unanimous.
3. Eagle Top update
4. QMS Christmas party

**Unfinished Business:**

None

**New Business:**

1. Early Bird Winners. Motion made by Brian to accept and approve Highlands #140, Three Crossings #94, and Porter's Crossing #186, 2<sup>nd</sup> by John L., approved: unanimous.
2. Yard of the Month Winners. Motion made by Bobby to forgo YOM winners this month, 2<sup>nd</sup> by John L., approved: 4 yeas, 2 nays.
3. Discussion on letter by Richard Shelley: no action taken at this time.

Motion made by Bobby to move into executive session at 7:45, 2<sup>nd</sup> by Brian, approved: unanimous.

Motion made by Jon B. to move out of executive session at 8:00, 2<sup>nd</sup> by Brian, approved: unanimous.

Motion made by Bobby to accept QMS Management contract as presented, 2<sup>nd</sup> by John L., approved: unanimous.

Motion made by Brian to give QMS the same bonus as last year, 2<sup>nd</sup> by Bobby, approved: unanimous.

Motion made by Tom to adjourn at 8:05 PM, 2<sup>nd</sup> by Jon B., approved: unanimous.

**Action Items:**

1. QMS to check on the number of trees we were charged for in all areas trees were added.
2. QMS to revisit with lending institutions regarding financing for Community Center.
3. QMS to put agenda on website and delegates will be notified in advance of agenda postings.
4. QMS to look into web mailing system.

Minutes recorded by Todd Moir

Minutes typed by Rachel Rogers on 12/18/07@ 11:08 AM

---

Secretary's Signature

Date