

The Ranches HOA Board of Trustees

Meeting Minutes

1/13/11

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
 - a. Jon Barclay called the meeting to order at 6:05 pm.
 - b. Trustees Present: Teresa Edwards; Jon Barclay; Josh Schreiner; John Linton.
 - c. Others Present: Adam Olsen (Planning Committee); Josiah Teschner (Heatherwood Delegate); Georgina Pitcher (Management); Brian Haskell (Management); Kyle Burdette (Member); Brady Pitcher (red Twig Design)
- 2. Approval of minutes for 12/09/10**
 - a. Motion made by John Linton to approve the minutes as submitted; 2nd by Josh Schreiner; Approved Unanimous.
- 3. Open Forum:**
 - a. Introduction of both Adam Olsen and Josiah Teschner with no specific items to discuss.
- 4. Appointment of new Board Member:**
 - a. Motion made by Josh Schreiner to accept the appointment of Kyle Burdette as a Declarant appointed Board Member. 2nd by John Linton; Approved Unanimous.
- 5. Officer Reports:**

Treasurer's Report – As Submitted
- 6. Committee Reports:**

DRC – Brian Haskell – See Minutes Submitted
Planning – Meeting Scheduled on 1/18
Landscape – Meeting Scheduled on 1/18
Welcome – As Submitted
- 7. Management Report – As Submitted**
- 8. Previous Meeting Follow-Up – Report submitted**
- 9. New Business**
 - a. Update on Entrance Monument/Right of Way
 - i. Brady Pitcher presented information regarding UDOT right of way boundary. As survey was completed this shows that the right of way may have a significant impact on the designs and plans for the Entrance Feature. Board discussed these implications forwarding to Planning Committee to review and recommend changes.
 - b. Fencing Guidelines for review

- i. Management presented new guidelines with modifications made by the DRC. The Board suggested some modifications and asked questions to understand the DRC's decisions.
 - ii. Motion made by John Linton to approve Fencing Guidelines as presented with modifications noted, adjustment of illustrations, and improvement to visual elements; 2nd by Josh Schreiner; Approved Unanimous.
- c. Landscaping Guidelines for review
 - i. Management presented new guidelines with modifications made by the DRC. The Board suggested some modifications and asked questions to understand the DRC's decisions.
 - ii. Motion made by Josh Schreiner to approve the Landscape Guidelines as submitted with modifications indicated by Board; 2nd by John Linton; Approved Unanimous.
- d. Adding Visa processing
 - i. Management presented a proposal to offer Visa as an additional credit card available to homeowners for payment of assessments and other fees. This will require the adjustment of the convenience fees that are currently being charged to the homeowners by the other credit card companies. Visa requires that all fees be equal regardless of the amount charged.
 - ii. Action Item: Proceed with efforts and bring a specific proposal for fees process to implement Visa as an available Credit Card.
- e. Establish Dates for Annual Member & Delegate Meeting
 - i. Action Item: Annual Member Meeting set for March 29, 2011; Annual Delegate Meeting set for April 26, 2011.

10. Adjourn to Executive Session at 7:50 pm

- a. Motion Made by John Linton to adjourn to Executive Session; 2nd by Josh Schreiner; Approved Unanimous.
- b. Motion Made by John Linton to return to regular session; 2nd by Teresa; Approved Unanimous.

11. Returned to Regular Session at 8:35 pm

- a. Action Item: Management to set up meeting with Sub-Association representatives (Presidents and/or Delegates) to explain the new guidelines being adopted.
- b. Action Item: Management to enter into an agreement with Barlow Creative to provide professional assistance for the development of promotional strategy.
- c. Action Item: Management to investigate the possibility of providing opportunities for individual homeowners to "work-off" past due Association assessments and fees.

Jane Edwards
Secretary's Signature

2/10/11
Date