

The Ranches HOA Board of Trustees

Meeting Minutes

2/10/11

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
 - a. Jon Barclay called the meeting to order at 6:01 pm.
 - b. Trustees Present: Teresa Edwards; Jon Barclay; Kyle Burdette; Josh Schreiner; Jon Celaya arrived at 6:03 pm.
 - c. Others Present: Jim Chase; Rebecca Schreiner; Scouts; Misty York (Management); Brian Haskell (Management).
- 2. Approval of minutes for 1/13/11**
 - a. Motion made by Jon Barclay to approve the minutes submitted for January 13, 2011; 2nd by Josh Schreiner; Approved 4 Yeas; 1 Abstain.
- 3. Open Forum – No Open Forum Items**
- 4. Officer Reports:**

Treasurer's Report – As submitted
- 5. Committee Reports:**

DRC – Minutes Submitted

Planning – Minutes Submitted

Action Item – Request that Planning Committee investigate and approach Eagle Mountain City to see if they may participate with the Bridge Project.

Landscape – Part of Planning Committee

Welcome – Report Submitted
- 6. Management Report – As submitted**
 - a. Action Item – Consider using individuals interested in working off association assessments to shovel and level vole hills in the open space.
- 7. Previous Meeting Follow-Up – Report Submitted.**
- 8. New Business**
 - a. Visa Charges Discussion – See Staff Report for details.
 - i. Motion made by Jon Barclay to accept the proposal for credit card processing through Quickbooks. Further, management to investigate the ability to process cards through the association website, using Quickbooks. 2nd by Josh Schreiner; Approved Unanimous.
 - b. City Water Charges Discussion – See Staff Report for details
 - i. Action Item – Management to continue as outlined and report back as additional information is provided by City.
 - c. Enforcement Issues
 - i. Some homeowners have requested that Management relax the level of enforcement on specific violation issues. Management is seeking direction and recommendations from the Board.

- ii. Action Item – Management to prepare and application form that will allow a homeowner to submit a request to modify a specific guideline, rule, or covenant. Said form should also have a portion that clearly explains the process that will need to be followed in order to change a guideline, rule or covenant.
- iii. Action Item – Management is instructed to continue with the current level of enforcement for guidelines, rules, and covenants that are adopted. Homeowners are welcome to request a modification of these documents; and if modified the level of enforcement shall be adjusted.
- d. Spring Clean Up Discussion
 - i. Action Item – Management to proceed with the organization of an HOA spring clean up initiative. This should include the following provisions:
 1. Scheduled to be in conjunction with the City cleanup program.
 2. Dumpsters to be available between 8 – 9 days covering a minimum of two weekends.
 3. Contact City to see if we can have participation or assistance with favorable pricing for dumpsters.
 4. Contact Friends of M.S. or other charitable organizations to see if they would like to provide a vehicle for pickup of used items.

9. Adjourn to Executive Session at 7:15 pm.

- a. Motion made by Jon Barclay to adjourn meeting or Executive Session; 2nd by Josh Schreiner; Approved Unanimous.
- b. Motion made by Josh Schreiner to return to regular session; 2nd by Teressa; Approved Unanimous.


Return to Regular Session at 7:40 pm.

Action Item – Management to schedule a meeting in March with all sub-association presidents, delegates, and Master Board members. Meeting purpose is to discuss enforcement of master guidelines and rules within sub-associations.

Motion made by Jon Barclay to adjourn meeting at 7:43 pm; 2nd by Kyle Burdette; Approved Unanimous.

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 2/11/2011


Secretary Signature

3/11/11
Date