

The Ranches HOA Board of Trustees

Meeting Minutes

4/14/11

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
 - a. Meeting called to order by Jon Celaya at 6:03 pm
 - b. Trustees Present – Jon Celaya; Teresa Edwards; Jon Barclay; John Linton; Josh Schreiner; Scott Kirkland.
 - c. Others in Attendance (Sign-in): Carlos Nunez (Homeowner); Richard Saby (Homeowner); Warren Davis (Homeowner); Adam Olsen (Planning Committee Chair); Dean Vilet (Homeowner); Jonathan Storrs (Homeowner); Roger Shirin (Homeowner); Laura Carter (Homeowner); Ryan Kent (Rocky Mountain Lawn & Landscape)
- 2. Approval of minutes for 3/10/11**
 - a. Motion made by Jon Barclay to approve the minutes as submitted; 2nd by Josh Schreiner; Approved Unanimous.
- 3. Open Forum:**
 - a. Charles Nunez (Kiowa Valley 527) – Expressed his concerns and the concerns of some neighbors. They do not like all of the rules and guidelines that are imposed by the Association.
 - b. Richard Saby (Mt. Airey 75) – Expressed concerns that the Association is not doing enough to enforce the rules and guidelines that are in place. Specifically, trailers that are sent violations, removed, and then return. He understood that the enforcement process starts again each time they return.
 - i. Management Response – When a trailer returns in a short period of time the violation notices start from the last notice sent.
 - c. Warren Davis (Eagle Top 29) – Expressed concerns about the bankruptcy of their subdivision developer who left many items incomplete. Would like to understand who is responsible to complete these items (e.g. Street Trees; Unfinished excavation; Entrance Monument).
 - i. Board Response – Suggested he contact Eagle Mountain City to determine if any bond was placed for the incomplete work or street trees. Further, there was no area designated by the subdivision developer for a monument sign.
- 4. Officer Reports:**

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

DRC – Minutes submitted

Planning –Adam Olsen (Chair) reported that the committee is contacting Eagle Mountain City to determine if any participation on this project will be possible.

Landscape – No Meeting Held

Welcome – Report Submitted

6. Management Report – Written Report Submitted

7. Previous Meeting Follow-Up:

- a. All previous action items have been resolved or completed.

8. New Business

a. Delegate Appointment:

- i. Motion made by Jon Barclay, pursuant to Article V section 5.7 of the Association Bylaws, that the Board appoint Delegates to fill the vacancies in the following Delegate Districts:

1. District 7 (Tyson Dewsnap)
2. District 8 (Warren Davis)

2nd by Josh Schreiner; Approved Unanimous (with Kyle Burdette submitting a written consenting vote). Thus, the vote of the Board was unanimous in the appointment of the above Delegates to serve.

Action Item – Management to notify newly appointed Delegates and those who volunteered to serve as Delegates. Thanking them all for their desire and willingness to serve the Association.

- b. Lone Tree #413, 7785 N. Bristlecone – Requesting ATV signs for their Sub-Division.

- i. **Action Item** – Board charges Management to place warning notices in the Association Newsletter and contact the City to see how we might work together to communicate to all ATV riders.

- c. Highlands #103, Trailer storage proposal

- i. **Action Item** – Board charges Management to contact Eagle Mountain City and Direct Communications to see if there might be some opportunity to create a trailer/RV storage facility for residents.

- d. Maintenance Report – Ryan Kent (Rocky Mountain) reported that all spring clean-up has been completed and the work has begun on maintenance efforts. This includes irrigation startup; aeration; fertilization; and general maintenance.

- i. Question posed by Board about various repair areas needing attention (Specifically – Lone Tree roundabout; Fridays Station roundabouts; Eagles Gate roundabout)

- ii. **Action Item** – Management to work with Rocky Mountain to obtain cost estimates for the repair of these and various other areas. Then prioritize these repairs and report back to the Board.

9. Adjourn Meeting or Executive Session

- a. Motion to Adjourn to Executive Session by Josh Schreiner; 2nd by Jon Barclay; Approved Unanimous.

- i. Adjourned to Executive Session at 7:31 pm

b. Motion to Leave Executive Session by Jon Barclay; 2nd by Teresa Edwards;
Approved Unanimous.

i. Returned to Open Session at 8:50 pm

10. Additional Business:

- a. **Action Item** – John Richards to draft a Resolution to be reviewed and approved by the Board. Said resolution will clearly set forth the policy and position of the Board relating to sub-association independence.
- b. **Action Item** – Management will obtain approval from the Board for the above resolution and cause it to be sent to all sub-association members with an explanation letter.
- c. **Action Item** – Management to work with John Richards to draft a policy resolution to clarify the Delegate voting and appointment process.
- d. **Action Item** – Management to draft a policy resolution to clarify the enforcement policy for all repeat offenders.

Motion made by Josh Schreiner to adjourn the meeting; 2nd by Teresa Edwards;
Approved Unanimous.

Meeting adjourned at 8:55 pm.

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 4/18/2011



Secretary Signature



Date