

The Ranches HOA Board of Trustees

Meeting Minutes

5/12/11

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
 - a. Meeting Called to order by Jon Celaya at 6:02 pm
 - b. Trustees Present: Jon Celaya; Josh Schreiner; Teresa Edwards; Kyle Burdette; Larry Veblungnes.
 - c. Others Present (sign-in): Jonathan Storrs (Homeowner); Brent Waldrop (Homeowner); Adam Olsen (Homeowner); Warren Davis (Homeowner); Jon Barclay (Homeowner).
- 2. Approval of minutes for 4/14/11**
 - a. Motion made by Josh Schreiner to approve them minutes for April 14, 2011, as submitted; 2nd by Teresa Edwards; Approved 3 yea 2 abstain.
- 3. Open Forum:**
 - a. Jonathan Storrs (Delegate for Willow Springs sub-association) – Willow springs submitted a letter requesting that the Master HOA replace the flags that have been placed on the flag poles located on the parkway right of way property.
 - i. Action Item – Larry Veblungnes to contact a contractor to see if they would be interested in removing the flag poles for the value of the poles themselves.
 - b. Brent Waldrop (Eagle Top Resident) – Requesting that the HOA help to resolve the problems of trash and debris that has accumulated on vacant lots and land within Eagle Top. (See Item 8G)
- 4. Officer Reports:**

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

DRC – Minutes Submitted

Planning – Adam Olsen (Chairman) reported that Eagle Mountain City had indicated that they would be willing to provide "in-kind" support for the construction of the proposed bridge project. Additionally, Adam submitted a Project Priority List for the Board's consideration.

Action Item – Management to assist Planning Committee to gather cost estimates for the construction of the projects outlined in the Project Priority List.

Landscape – No Meeting Held

Welcome – Report Submitted
- 6. Management Report – Submitted**
- 7. Previous Meeting Follow-Up**
 - a. All previous items completed or in process (report submitted).

8. New Business

- a. Approval of Commercial/Multi-Family Landscape Guidelines
 - i. Motion made by Josh Schreiner to approve the Commercial/Multi-Family Landscape Guidelines as submitted. Which guidelines were submitted, reviewed, and approved (with proposed modifications) during the January 13, 2011 Board Meeting.; 2nd by Kyle; Approved 4 yea 1 abstain.
- b. Delegate Requests Discussion
 - i. The Board reviewed the comments made by Delegates during the Annual Delegate Meeting and issue the following Action Items:
 - 1. Management to proceed as necessary to investigate and evaluate the option of dividing the Delegate Districts.
 - 2. Set a quarterly Delegates meeting with all Board members invited to attend and participate.
- c. Accounting Software Upgrade
 - i. Motion made by Josh Schreiner to upgrade and purchase the "Enterprise" version of the accounting software used by management. The Association will own this software and all rights for use. 2nd by Teresa Edwards; Approved Unanimous.
- d. Website Development Requests
 - i. Action Item – Create and ad-hoc committee for the purpose of reviewing, recommending, and developing the newly proposed website. Initial Committee members will be (Josh Schreiner, Jon Celaya, Jon Barclay).
- e. Electronic Communications
 - i. Management reviewed recent changes in Utah State statutes that allow for the use of electronic communications within homeowners associations.
 - 1. Action Item – Management to work with Richards, Kimball, and Winn to review our documents and evaluate the cost/benefit of making modifications to allow electronic communications.
- f. Officer Appointment
 - i. Josh Schreiner made a motion to nominate Jon Celaya as President; 2nd by Teresa Edwards; Approved Unanimous.
 - ii. Jon Celaya made a motion to nominate Josh Schreiner as Vice President; 2nd by Kyle Burdette; Approved Unanimous.
 - iii. Jon Celaya made a motion to nominate Kyle Burdette as Treasurer; 2nd by Larry Veblungnes; Approved Unanimous.
 - iv. Josh Schreiner made a motion to nominate Teresa Edwards as Secretary; 2nd by Kyle Burdette; Approved Unanimous.
- g. Eagle Top Request for Dumpster
 - i. Motion made by Larry Veblungnes to provide a Dumpster for Eagle Top residents for one day; up to the cost of \$200. This will be for use to clear debris and trash that has accumulated on vacant lots and land in this subdivision. Placement and oversight will be provided by

their Delegate Warren Davis. 2nd by Josh Schreiner; Approved Unanimous.

- h. Eagle Mountain City Request for Participation with new “special needs” park.
 - i. Motion made by Teresa Edwards to provide a bench and trash receptacle for this new park, up to the cost of \$1,700. 2nd by Josh Schreiner; Approved Unanimous.

9. Adjourn to Executive Session

- a. Motion to Adjourn to Executive Session made by Josh Schreiner; 2nd by Teresa Edwards; Approved Unanimous.
- b. Adjourned to Executive Session at 7:35 pm
- c. Motion made by Josh Schreiner to return to regular session; 2nd by Kyle Burdette; Approved Unanimous.
- d. Returned to Regular Session at 8:25 pm

10. Resolutions


- a. Motion made by Josh Schreiner to ratify Resolution number 119. Defining more clearly the roles and relationship between the Master Association and Sub-Associations within The Ranches. 2nd by Kyle Burdette; Approved Unanimous.
- b. Motion made by Josh Schreiner to adopt Resolution number 120. Describing the enforcement process for repeat or pattern offenders. 2nd by Teresa Edwards; Approved Unanimous.

Motion to Adjourn made by Josh Schreiner; 2nd by Jon Celaya; Approved Unanimous.

Meeting adjourned at 8:35 pm.

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 5/20/2011


Secretary Signature

6/9/11
Date