

The Ranches HOA Board of Trustees

Meeting Minutes

6/09/11

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
 - a. Meeting called to order by Josh Schreiner at 6:03 pm
 - b. Trustees Present: Teresa Edwards; Kyle Burdette; Larry Veblungsnes; Josh Schreiner. Jon Celaya arrived at 6:25 pm; Kyle Burdette departed at 7:15 pm.
 - c. Others Present (Sign-in): Roger Shirin (Delegate Highlands); Jon Storrs (Delegate Willow Springs); Jon Barclay (homeowner); Kim and Kieth Piccioni (homeowner).
- 2. Approval of minutes for 05/12/11;**
 - a. Motion made by Teresa Edwards to approve minutes as submitted; 2nd by Kyle Burdette; Approved Unanimous.
- 3. Open Forum:**
 - a. Jon Barclay was appointed by the Declarant as an alternate appointed Board member. Declarant stipulated that Jon would be responsible to attend and participate as a Board Member if one of the regular appointed Board Members (Scott Kirkland, Kyle Burdette, or John Linton) could not attend.
 - b. Keith Piccioni (Lone Tree 512) asked the Board to consider adopting a new rule that would require that homeowners secure all trampolines. Protecting neighboring properties from damage by winds lifting and depositing trampolines on their property. (See item 8a below)
- 4. Officer Reports:**

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

DRC – Minutes submitted
Planning – No Meeting Scheduled
Landscape – Ryan Kent (Rocky Mountain Landscape) addressed the Board to answer questions and hear concerns.
Welcome – Report Submitted
- 6. Management Report – Submitted**
- 7. Previous Meeting Follow-Up – Report Submitted**
- 8. New Business**
 - a. Trampoline Resolution Request

- i. Action Item – Include in next newsletter information about why it is important to secure your outdoor play equipment. Further see if we can get this information published in the Cross Roads Journal.
- b. Vacant Lots
 - i. Management seeking direction on how to handle enforcement of vacant lot guidelines. The Board offered the following suggestions:
 - 1. Continue with the enforcement measures and do not change the rules.
 - 2. Bring this issue to the attention of homeowners in the newsletter.
 - 3. Potentially use the website or newsletter to solicit suggestions from the community on how to improve the vacant lot problem.
- c. Kiowa Valley – Landscape Islands – Eagle Mountain City seeking participation from the HOA on the improvement of Kiowa Parkway landscape islands.
 - i. Motion by Jon Barclay to allocate up to \$2,000 from the Association’s Improvement Reserves toward the improvement of these landscape islands. 2nd by Larry Veblungsnes; Approved (5 Yeas 1 Nay).
- d. SR-73 Status – Discussion on current status of project and landscape damage to The Ranches Entrance monument.
 - i. Motion made by Teresa Edwards to allow Management to proceed with negotiations with UDOT to improve the entrance feature to follow the approved landscape plan. No expenditure of funds will be allowed without prior approval from the Board of Trustees. 2nd by Josh Schreiner; Approved Unanimous.
- e. Presidents Committee – Discussion about the formation of a committee comprised of all presidents of The Ranches Associations. The purpose of this committee will be to facilitate communication between the master association and sub-associations.
 - i. Action Item – Management to organize a meeting of all Association Presidents within The Ranches project.

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

Meeting adjourned at 7:35 pm.

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 6/14/2011

Secretary Signature

A handwritten signature consisting of several overlapping loops and curves, written in black ink.

Date

7/14/2011