

The Ranches HOA Board of Trustees

Meeting Minutes

7/14/11 6:00 PM

- 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: Teresa Edwards; Jon Celaya; Larry Veblungsnes; Jon Barclay; John Linton.
 - c. Others Present: Roger Shirin (Delegate Highlands); John Storrs (Delegate Willow Springs); Valerie Mills (Homeowner); DJ King (Homeowner)
 - d. Auditors – John Boekweg from HEB Certified Public Accountants
- 2. Approval of minutes for 06/09/11**
 - a. Motion made by Teresa Edwards to approve minutes as submitted; 2nd by Larry Veblungsnes; Approved (4 yeas 1 abstain).
- 3. Open Forum**
 - a. DJ King (Lone Tree 52) asked the Board to consider allowing him to keep the inside of his fence stained a different color than Monterrey Grey. His request was based upon on his understanding from a previous Board and Management Company during a Board meeting on October 13, 2005.
 - i. Motion made by John Linton to require the fence installed by Mr. King is brought into compliance with community fencing guidelines. Enforcement measures are to be placed in abeyance for a period up to 2 years to allow time for the fence to require re-staining. 2nd by Jon Barclay; Approved (4 yeas 1 nay).
 - b. John Storrs (Willow Springs Delegate) wishing to express appreciation because the Master Association had flag poles removed from the entrance to Willow Springs. He submitted a letter of appreciation to the Board of Trustees.
 - c. Valerie Mills (Hidden Canyon 18) asked for alternative fencing materials made available to homeowners. Desired more alternatives to provide maintenance free fences in addition to the current wood and Trex options.
 - i. Action Item – Management to investigate alternatives presented by Valerie Mills and others for maintenance free fencing. In order to be considered any alternative must provide a relatively close match to the approved wood fencing style and color (as defined in the Fencing Guidelines).
- 4. Officer Reports:**

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

DRC – Minutes Submitted

Planning – No Meeting Held

Landscape – No Meeting Held

Welcome – Report Submitted

6. Management Report Submitted

7. Previous Meeting Follow-Up

- a. Report submitted

8. New Business

- a. 2010 Audit Report – John Boekweg submitted and reviewed with Board a draft copy of the 2010 audit performed by HEB Certified Public Accountants.
 - i. Motion by John Linton to accept HEB’s audit report with final report to be available before next board meeting. 2nd by Jon Barclay; Approved Unanimous.
 - ii. Action Item – Management to post final Audit report on website when received.
 - iii. Action Item – Management to post current Reserve Study on the website.
 - iv. Action Item – Management to receive and review audit services proposal from HEB. Contract to be presented for approval by next board meeting.
- b. Insurance Quote – Current insurance coverage needs to be adjusted to more closely reflect the common area values. Additionally, Utah State law has changed and requires a re-structure of insurance policies upon renewal.
 - i. Action Item – Management to receive Insurance quotes from 2 – 3 companies.
- c. Inside Fence Stain Requests – See Open Forum item 3a
 - i. Action Item - Management to review wording of Design Guidelines to determine if a wording change is necessary to clarify the position on fence staining.
- d. Inside Fence Stain Resolution – Management is requesting a definitive statement, by resolution, to clarify the Board’s position on fence staining requirements.
 - i. Motion by John Linton to adopt Resolution Number 121 as clarification of the position of the Board regarding fence stain requirements. 2nd by Jon Barclay; Approved Unanimous.
- e. Website Development Proposals – Management presented three bid proposals for the development of a new Ranches HOA website.
 - i. Motion by Jon Barclay to accept the website development proposal from Onyx websites for the development of a new Ranches HOA website. 2nd by Larry Veblungsnes; Approved (4 yeas 1 abstain).
- f. Power line Easement landscape improvements – Teresa Edwards presented a concern about the lack of landscaping on Ranches Parkway under the power lines.

- i. Motion by John Linton to approve the installation of landscape improvements under the power lines not to exceed \$2,000. 2nd by Teresa Edwards; Approved Unanimous.

9. Executive Session

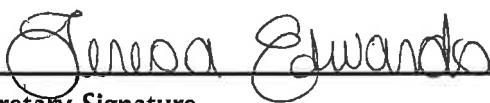
- a. Motion by Teresa Edwards to adjourn to executive session. 2nd by John Linton; Approved Unanimous
- b. Adjourned to Executive Session – 8:15 pm
- c. Motion by John Linton to exit executive session. 2nd by Jon Barclay; Approved Unanimous
- d. Returned to regular session – 8:43 pm
- e. Motion by John Linton to proceed with collection recommendations from Management and Richards Kimball and Wynn for Highlands 131. 2nd by Jon Barclay, Approved Unanimous.

Motion made by Teresa Edwards to adjourn the meeting; 2nd by Jon Barclay; Approved Unanimous.

Meeting adjourned at 8:45 pm.

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 6/27/2011

Secretary Signature  Date 8/11/11