

The Ranches HOA Board of Trustees

Meeting Minutes

8/11/11

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
 - a. Meeting called to order by Josh Schreiner at 6:08 pm
 - b. Trustees Present: Teresa Edwards, Jon Barclay, John Linton, Josh Schreiner
 - c. Others Present: Roger Shirin (Delegate Highlands); Jennifer Shimakonis (Homeowner); Ryan Kent (Rocky Mountain Landscape)
- 2. Approval of minutes for 07/14/11**
 - a. Motion made by John Linton to approve minutes as submitted; 2nd by Jon Barclay; Unanimous.
- 3. Open Forum:**
 - a. Jennifer Shimakonis – Ruby Valley #29 – Expressed concern about violation notification process. She feels that the HOA issues too many violation notices to homeowners.
 - i. Action Item – Management to review specific communications between Jennifer and management staff. Determine if adjustments in the notification system are necessary.
- 4. Officer Reports:**

Treasurer's Report – Report 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. HEB Audit Contract Proposal:
 - i. Motion made by Jon Barclay to accept the Audit services proposal as submitted. The decision to accept the proposal without using a bidding process was based upon two factors... 1) The Board would like to keep consistency for this critical service; 2) The proposal submitted did not include an increase in fees from the previous contract signed. The previous contract was signed after completing

a competitive bid process. 2nd by John Linton; Approved Unanimous.

- b. Power line Improvement proposal – Rocky Mountain Landscaping
 - i. Motion to approve the improvement project proposal as submitted by Rocky Mountain Landscaping. 2nd by Jon Barclay
- c. Action Item – Verify that Flooded Kiowa Valley home has received a credit for assessments since having lost the ability to occupy the home.

9. Executive Session


- a. Motion by Jon Barclay to adjourn to executive session; 2nd by John Linton; Approved Unanimous. Adjourn to Executive Session at 7:19 pm
- b. Motion by Teresa Edwards to exit executive session; 2nd by John Linton; Approved Unanimous. Return to regular session at 7:50 pm
- c. Motion made by Teresa Edwards to proceed with recommended collection measures for Rush Valley 84; 2nd by Jon Barclay; Approved Unanimous

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

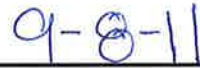
Meeting Adjourned 7:55 pm

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 8/15/2011



Secretary Signature



Date