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**The Ranches Master HOA -  
2011 Board of Trustees Election Packet  
Notice for Annual Community Association Members' Meeting  
Notice for Annual Delegates Meeting**

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The Ranches governing documents require an annual election for Board of Trustees members whose term has expired. **This election is to occur at the Annual Community Association Members' Meeting scheduled for April 28, 2011 at 6:00 pm.**

In the event that the quorum requirement is not met at the Community Association Members Meeting this meeting will be adjourned and the Board of Trustees shall be elected by the Delegates, during the Annual Delegates Meeting.

**The Annual Delegates Meeting will be held immediately following the Annual Community Association Members' Meeting on April 28, 2011.**

**Board of Trustees:** are elected to a two year term and are responsible to attend monthly meetings as well as any special meetings called. Board Members receive a waiver of their Common Assessment provided they attend at least 75% of duly called meetings.

There are 2 positions on the Board that are up for election this year. Those positions are currently held by Jon Celaya and Jon Barclay. Both have decided to run again, and thus, are actively seeking an additional term.

**Voting Eligibility Requirements:**

1. Legal owner or registered agent of property within The Ranches Master Plan.
2. Property must be improved (structure completed w/ occupancy notice issued).
3. Current on HOA fees.
4. No active violation(s) pending on property.

Attached are the nominee's with a paragraph for each candidate and ballot. Please complete the ballot and return to the management office; by fax: at 801-789-7877, by mail: 3688 E. Campus Drive, Suite 101, Eagle Mountain, UT 84005, place in the HOA drop box located at the address above, or bring to the Annual Community Association Members' Meeting on April 28, 2011.

**We ask that Ballots be received no later than April 26, 2010 and are verified for eligibility.**  
**Ballots must be completed with all homeowner information in order to be valid.**

If you have any questions or need a replacement ballot, please call or stop by the office:

The Ranches HOA  
3688 E. Campus Drive Suite #101  
Eagle Mountain, UT 84005  
801-789-7900  
801-789-7877 fax

Thank you,  
The Ranches Community Management



## **THE RANCHES HOA 2011 BOARD MEMBER NOMINEES**

### **Jon Celaya - Incumbent**

My name is Jon Celaya. My wife, Katie, our three children and I have been residents of The Ranches for nearly seven years. In that time, I have served as a Board member for The Ranches Homeowners Association, and played a role in restructuring the HOA voting system to give our residents more voting power. I have also served as a member of the Eagle Mountain Economic Development Board, and am currently serving as a member of our City Council, as our liaison with the Planning Commission, and I am the Precinct Chair for Eagle Mountain's first precinct. As a current member of the HOA board, I have met with our mayor, city officials, and city staff members in order to stay current and involved in the issues and development of our community. I'm active in encouraging the initiatives that will promote the interests of The Ranches. My experience also includes being a small business owner and an employee of larger enterprises. I feel my background, personal interest as a resident, and current positions make me a reliable, and hopefully, an obvious choice for continued service in The Ranches Homeowners Association Board.

### **Jon Barclay - Incumbent**

My name is Jon Barclay. Six years ago my family moved to The Ranches. From that time I have worked hard to be as involved as possible by first coming to Board Meetings, then serving as a Delegate, and now currently on the Board of Trustees. My goals as a member of our community and as a member of the Board are to ensure that the HOA is open in its decision-making, serves the needs of the community, and is responsive to homeowner concerns and problems. While on the Board I have worked to improve the maintenance of our open spaces, ensure fair and consistent application of the CC&Rs, and increase communication and homeowner involvement. Over the years I have seen many great improvements made in our HOA. I hope to continue to play an active part in making The Ranches a wonderful place to live and raise a family.

### **Larry Veblungsnes**

My name is Larry Veblungsnes and I would like to apply for the job of representing you on the Board of Directors for The Ranches HOA. If you want someone that will make our community better and is knowledgeable about real estate and community development I am your guy. I heard that the definition of "Insanity" is doing the same things you have always done and expecting different results. We must do some things different to better the community or we will simply get more of the same. I am looking to help make positive changes for the community and ask for your support to do so. My family and I have lived in Utah our entire lives and we love this State and the Community around us. I own and manage a local real estate Brokerage and have helped many people move into our wonderful community and understand the issues facing the community at this time. I have deep real estate knowledge, manage 121 properties throughout Utah and can bring many fresh ideas to the HOA that will enhance the quality of the community.

### **Dean Vliet**

My name is Dean Vliet and I live in Highlands on the Green. I would like to submit my name as possible consideration as a board member. I've lived in the Utah Eagle Mountain community for the past 4 years. My love of the Eagle Mountain area has grown with the addition of 3 grandkids who live here as well. I moved here to spend time with my kids and grandkids and want to be involved in the community as well. Previously I lived in Louisiana for 50 years and was employed in the Louisiana Consumer Products Industry. As a Board member I would dedicate my time and efforts to improving the community of which I live by, representing the concerns of the HOA members. Thank you for your time and consideration.

### **Jonathan Storrs**

I would like to submit my name to be considered for a board member position. I have lived in the Willow Springs Community for 3 years. For most of that time I have served my neighborhood as a Treasurer of the HOA. Our community is 26 buildings large, with 316 units, and is a wonderful place to live. I have 4 children, who attend (collectively) Hidden Hollow Elementary, Vista Heights Junior High, and Westlake High School and want to help to continue to make Eagle Mountain a good place to live, visit, and play. As in all places, there are challenges with regards to the budget, the General Rules, and violations. It is my belief that I have helped make my neighborhood better. Further, I feel I have the experience to address the many issues that our master HOA faces. I have seen the good work the current board has done and would like maintain the good and add to it.

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**The Ranches Master HOA -  
2011 Board of Trustees Election Ballot**

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Ballot Return Information:

Mail to: Ranches HOA  
3688 E. Campus Drive, Suite #101  
Eagle Mountain, UT 84005

Fax to: 801-789-7877

Drop Box: Green HOA drop box located under canopy at the above address.

**In the event that a quorum of eligible voters is not obtained then the District Delegates will vote on behalf of the homeowners to elect members of the Board of Trustees.**

**This ballot is ONLY for  
The Ranches 2011 Board Member Election!!**

DETACH AND SEND IN

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Board Nominees:

**\*\*PLEASE VOTE FOR TWO NOMINEES\*\***

Jon Celaya (Incumbent)

Jon Barclay (Incumbent)

Larry Veblungsnes

Dean Vliet

Jonathan Storrs

\_\_\_\_\_  
Print Homeowner Name

\_\_\_\_\_  
Homeowner Signature

\_\_\_\_\_  
Subdivision

\_\_\_\_\_  
Lot/Unit Number

**NOTE: All information is required in order to validate and count your ballot**