

The Ranches HOA Board of Trustees Meeting Minutes

12/08/11

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice:
 - a. Meeting called to order at 6:01 pm by Jon Celaya
 - b. Trustees Present – Jon Celaya; John Linton, Teresa Edwards; Kyle Burdette; Josh Schreiner; Larry Veblungnes
 - c. Others Present – Kim Farnworth (Highlands Delegate); Brian Haskell (Management); Georgina Pitcher (Management).

2. Approval of minutes for 10/13/11 and 11/10/11.
 - a. Motion made by Josh Schreiner to approve the minutes listed above as submitted. 2nd by Kyle Burdette; Approved Unanimous.

3. Open Forum:
 - a. No Open Forum Items Presented.

4. Officer Report:

Treasurer's Report – Report Submitted

5. Committee Reports:
 - a. DRC – Minutes Submitted
 - b. Planning – No Meeting Scheduled
 - c. Landscape – No Meeting Scheduled
 - d. Welcome – Report Submitted

6. Management Report – Written Reports submitted and reviewed

7. Previous Meeting Follow-Up – Report submitted and reviewed

8. New Business
 - a. Review/Ratify Budget:
 - i. Motion made by John Linton to accept and adopt the proposed budget for 2012 as submitted and modified. 2nd by Teresa Edwards; Approved Unanimous.
 - b. City and Water Bill:
 - i. Brian updated the Board on the status of water bills and maintenance discussions with City staff.
 - c. Goals for Next Year – Action Item: Management to present and propose clear and measurable goals accomplishing the following:
 - i. Decrease in the outstanding violations:
 1. Vacant lots as a point of interest
 2. Possible incentives to resolve the violation quickly

- ii. Increase the level of collection for outstanding accounts / receivables.
- iii. Beautify the front entrance and other areas of the community
- iv. Improve the management trees and common areas
- v. Improve the image of the HOA and help homeowners see the benefit of living within the association.

9. Adjourn Meeting or Executive Session:

- a. Motion made by Teresa Edwards to adjourn the meeting; 2nd by Josh Schreiner;
Approved Unanimous.
- b. Meeting adjourned at 6:59 pm

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 12/09/2011

Secretary Signature

Date