

The Ranches HOA Board of Trustees Meeting Minutes

02/09/12

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice:
 - a. Meeting called to order at 6:02 pm by Jon Celaya
 - b. Trustees Present – Jon Celaya; Teresa Edwards; Kyle Burdette; Josh Schreiner; Jon Barclay (6:06 pm); Larry Veblungnes (6:11)
 - c. Others Present – Adam Olsen (Planning Committee); Lindsey Barrett (Delegate); Kim Farnworth ((6:23)Highlands Delegate); Brian Haskell (Management); Misty York (Management); Laura Barlow (Management)
2. Approval of minutes for 01/12/12.
 - a. Motion made by Josh Schreiner to approve the minutes listed as submitted. 2nd by Teresa Edwards; Approved Unanimous.
3. Open Forum:
 - a. Kevin O'Donnal (Bishop Representing Lone Tree Resident) – A request was made for the Board to waive 6 months assessments for homeowners injured in a car accident. He felt this would enable them to get their finances in order. Although the Board was deeply sympathetic to the situation, they regretfully had to deny the request. The Board is not able to waive assessments due to the Charitable Contributions Resolution passed in June of 2010. However, the Board felt that there was something we could do as a community without going against the resolution and requested for him to contact the management company.
 - b. Ryan Kent (Rocky Mountain Lawn & Landscaping) – Ryan updated the Board on the progress of the tree wells that they have been creating on the Parkways.
Action Item: Management to review the financials of the Association and pursue completing the tree wells on the Parkway if the budget allows.
Action Item: Ryan to prepare a cost estimate for mulch in the tree wells.
4. Officer Report:

Treasurer's Report – Report Submitted
5. Committee Reports:
 - a. DRC – Minutes Submitted
 - b. Planning – Minutes Submitted
Adam Olsen, representing the planning/landscaping committee, presented their projected plan for the entrance landscaping. The Committee feels that the project should be split into 3 phases with the replacement of the trees being the first focus.
 - 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

Action Item: Brian to look into other options for tree management and present it at the next Board meeting.

8. New Business

- a. Good Standing Resolution – Per Jon Celaya’s request, the Board discussed in depth the vagueness of “Good Standing” as written in the CC&R’s.

Action Item:

- i. Management to contact RKW about “Good Standing” and how it should be interpreted. The Board would like to confirm if it can be clarified in a resolution without a change in the documents.
 - ii. If approved by legal counsel, management to revise the Resolution with the appropriate changes and e-mail to the Board for review.
- b. Delegate wanting to be a Board Member – The Board discussed the procedure of a Delegate wanting to run as a Board Member. No action was taken.
- c. Letters for Annual Delegate Meeting - The homeowner letter was discussed and reviewed by the Board. As submitted, no action was taken.
- d. Declare Candidacy - Both incumbents confirmed re-running for 2012
- e. Landscaping Contract Discussion - The landscaping contract was discussed.
Action Item: Management to prepare a contract as originally discussed and approved for finalization.
- f. Maintenance Agreement Discussion - Brian updated the Board on his meeting with the city regarding the maintenance agreement. No action was taken.

9. Adjourn Meeting or Executive Session:

- a. Motion to Adjourn to Executive Session made by Teresa Edwards; 2nd by Josh Schreiner; Approved Unanimous.
- b. Adjourned to Executive Session at 7:35 pm

Motion made by Josh Schreiner to adjourn; 2nd by Jon Celaya; Approved Unanimous.

Meeting adjourned at 7:50 pm

Minutes recorded by Brian Haskell/Misty York

Minutes typed by Misty York on 01/12/2011



Secretary Signature



Date