

# **The Ranches HOA Board of Trustees**

## **Meeting Minutes**

**8/13/09 6:00 PM**

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
  - a. Called to order 6:07 (Georgina not present)
- 2. Approval of minutes for 07/09/09**
  - a. Motion made by John Linton to approve minutes for 7/09/09, 2<sup>nd</sup> by Ryan Kent, approved; Unanimous.
- 3. Open Forum** (we ask that comments be kept to 5 minutes or less)
  - a. Jerry Rowan, Hanz Schworack - concerned about the violation that they received notifying them that they are in violation because they have a gate onto the golf course.
    - i. Action Item – Place all golf course gate violations in abeyance until further action is given by the Board of Trustees.
    - ii. Action item – Brian Haskell to find out from Eagle Mountain City position on how they plan on enforcing the trespassing and weed control for lots on the golf course.
  - b. Laura Theyland – Representing Gordon & Terra Ewell - Past homeowners of Lone Tree Lot 36 and current homeowners of Lone Tree lot 540. They are concerned about a discrepancy, relating to assessments, between what they understood and recent conversations with management staff.
    - i. Motion made by John Linton, to put fees in abeyance, on Lot 540, for a month until we receive any documentation to clarify any past agreements relating to Lone Tree lot 540; 2<sup>nd</sup> by Ryan Kent, Approved (Unanimous).
    - ii. Motion made by John Linton, to waive assessments for Lone Tree Lot 36 from June 08 through December 08; 2<sup>nd</sup> by Jon Barclay, Approved (5 yea 1 nay).
- 4. Officer Reports:**

Treasurer's Report – As submitted
- 5. Committee Reports:**

DRC – Brian Haskell  
Planning – Brian Haskell  
Landscape – Brian Haskell  
Welcome – Misty York
- 6. Management Report – Brian Haskell**
- 7. Previous Meeting Follow-Up**
  - a. Review Action items from previous meeting:

- i. Action Item – Brian Haskell to try and get another bid for mulch in planter areas.
- ii. Action Item – Brian Haskell to obtain a minimum of 2 bids to purchase and place wood chips in play ground areas.

**8. New Business**

- a. Foreclosed accounts – Report presented.
  - i. Doug Wixom – Landscape Proposal Showdown 516
  - ii. Action Item – Accept the proposal and deposit funds with the HOA. Try to get in contact with the organization foreclosing on the property, and commit to maintain landscaping.
- b. Paul Nagel, waiver of dues
  - i. Motion made by John Linton, to accept the proposed amount of \$152.00 from the homeowner on past balance; 2<sup>nd</sup> by Jon Barclay, Approved (4 yea, 2 nays).
  - ii. Action Item – Brian to make sure that a Welcome Packet is delivered to Lot 310 Showdown.
- c. Vacant Lots
  - i. Showdown #220, Neighbor complaints vacant lots:
    - 1. Action Item - Brian to meet with Eagle Mountain City to find out their plans on dealing with vacant homes and lots with overgrown weeds. Brian need to report to Board prior to next meeting.
- d. Vacant Homes – Landscape Maintenance (Discussion)
  - 1. See action item above
- e. Parkway Re-Design –
  - i. Action Item – Brian to contact the Mayor to set up a meeting to review plans and position on funding. Meeting should be scheduled to allow Board members to attend.
- f. Update Mt. Airey Village Organization
- g. 2010 Budget Process – Set Finance Committee Meeting Date for Oct. 1<sup>st</sup>
- h. Revised Community Declaration – It appeared that all modifications were in accordance with the previous direction of the Board. Board will review and be prepared to vote by next meeting.
- i. DJ Elite, Crittenden Corner #4 – Update on current status - RKW proceeding with collection procedures.
- j. Kiowa # 105 – Peter Morkel
  - i. Motion made by John Linton, to accept the \$1000 settlement as proposed, 2<sup>nd</sup> by Jon Barclay, Approved (5 yea, 1 nay).
- k. Mt. Airey Park Proposal
  - i. Motion made by Jon Barclay, to contribute \$2,500 toward the construction of the Mt. Airey park; provided the homeowners provide the HOA with a copy of the park plan identifying the work to be performed, and the plan for completion. 2<sup>nd</sup> by John Linton, Approved (Unanimous).

- l. Fence Staining Proposal – Discussion relating to a proposal to accelerate a portion of next year’s fence staining to this year. Action Item – Inform ZA Fence to continue on the plan as previously agreed.
  - m. Native Open Space – Discussion
    - i. Action Item – Brian to receive bids to mow and spray for weeds in native open space areas. Schedule the spray to take place very soon after the mowing. Anticipate mowing to take place in September, when temperatures cool.
  - n. Yard of the Month
    - i. Ryan Kent moved to award the following lots “Yard of the Month”.  
John Linton 2<sup>nd</sup>, Approved Unanimous
      - 1. Lone Tree 320
      - 2. Lone Tree 331
  - o. Policy Resolution Number 116 for Military Common Assessments
    - i. Motion to approve made Jon Barclay, 2<sup>nd</sup> by Ryan Kent, Approved Unanimous
9. Adjourn Meeting or Executive Session  
John Linton made motion the adjourn the meeting, 2<sup>nd</sup> Teresa Edwards,  
Approved Unanimous

Minutes recorded by Amy Twitty

Minutes typed by Brian Haskell on 08/06/2009 @ 4:30 pm



Secretary's Signature

9/10/09

Date