

The Ranches HOA Board of Trustees

Meeting Minutes

12/10/09 6:00 PM

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
 - a. Called to order 6:00
 - b. Scott Kirkland absent
- 2. Approval of minutes for 11/12/09**
 - a. Motion made by John Linton to approve minutes for 11/12/09 2nd Teresa Edwards; Approved Unanimous
- 3. Open Forum** (we ask that comments be kept to 5 minutes or less)
 - a. Fred Peeples (Castle Rock #36) had concerns about the trailer rules.
 - b. Larry Veblungsnes (Mt Airey #8) had questions about the HOA process relating to violations.
- 4. Officer Reports:**

Treasurer's Report – Georgina Pitcher
- 5. Committee Reports:**

DRC – Minutes submitted
Landscaping – Minutes submitted
Welcome – Report Submitted
- 6. Management Report – Report Submitted**
- 7. Previous Meeting Follow-Up**
 - a. Review Action items from previous meeting
- 8. New Business**
 - a. Casey Harris fence request – Motion made by Georgina to reimburse Casey Harris \$500.00 for fence repairs, to be split with the management; 2nd by Teresa; Approved Unanimous.
 - b. Foreclosures – Management requesting the Board to review the list of foreclosures and Bankruptcy's. Motion made by John to approve; 2nd by Georgina; Approved Unanimous.
 - c. Homeowner Updates – Action Item – Send registered letters reminding homeowners of their agreements. Thank the ones that complied, inform the others of deficiency. They have 15 days to bring into compliance.
 - d. Alternative street light for Parkways – Request to accept the proposed street Lights. Motion made Teresa to approve; 2nd by Georgina; Approved Unanimous.
 - e. Pony Express Elementary Donation Request – Pony Express request for a \$400.00 donation for their production of Beauty and the Beast. Motion made by John L. to approve the donation; 2nd by Jon; 3 Yays; 1 Abstained; Approved Unanimous.

f. Yards of the Month – Winners, Chimney Rock #72, Showdown #234.

9. Motion made by Georgina to adjourn meeting and move to Executive Session at 7:06; 2nd by Teresa; Approved Unanimous.

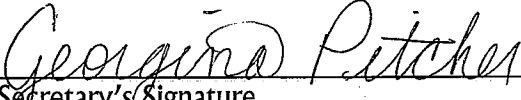
Motion made by John L. to move out of Executive Session, Georgina 2nd; Approved Unanimous. 7:45 p.m.

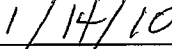
- a. Management contract approval – Motion made by John to Approve as Submitted; 2nd by Teresa; Approved Unanimous.
- b. 2010 Revised Budget Approval – Motion made by John to Approve with changes discussed; 2nd by Georgina; Approved Unanimous.

Action Item - Tree replacement added to the parkway improvements for City projects.
Action Item – Reimburse the management company for unforeseen staffing costs in 2009.

Motion made by Teresa to adjourn meeting; 2nd by John L.; Approved Unanimous.
Meeting adjourned at 7:55 p.m.

Minutes recorded by Brian Haskell
Minutes typed by Misty York on 12/13/2009 @ 11:30AM


Secretary's Signature


Date