

The Ranches HOA Board of Trustees

Meeting Minutes

11/12/09 6:00 PM

- 1.** Call to Order / Roll Call / Establish Quorum / Proof of Notice
 - a. Called to order 6:00
 - b. Board Members all in attendance
- 2.** Approval of minutes for 10/08/09
 - a. Motion made by John Linton to approve minutes for 10/08/09 2nd Jon Barclay; Approved Unanimous
- 3.** Open Forum (we ask that comments be kept to 5 minutes or less)
 - a. Karen White (Highlands on the Green #162) she brought to our attention on Barton Creek Road (Highlands on the Green) monument sign not being lit. Along with several other monuments on the east side of Ranches Parkway. Action item – Brian to add to Eagle Mountain City discussion to get street lights replaced on the Parkway and Subdivisions.
 - b. Boyd White (Highlands on the Green #162) inquired what the relationship between Board of Trustees and Delegates is. He also wondered if Highlands on the Green streets will be plowed by Eagle Mountain City. The Board explained that the streets have been deeded over to the City and will be plowed by Eagle Mountain City.
- 4.** Officer Reports:

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

DRC – Minutes submitted

Landscaping – Submitted and discussion about how they are setting a regularly scheduled meeting.

Welcome – Report Submitted
- 6.** Management Report – Report Submitted
- 7.** Previous Meeting Follow-Up
 - a. Review Action items from previous meeting
 - b. Action Item - John Linton asked Brian to follow up with Mayor Jackson about the fountain at Ranches entrance.
- 8.** New Business
 - a. Pratt Proposal – Action Item - Management to work out a lenient Payment Arrangement with Mr. Pratt.
 - b. Payment arrangement discussion – The Board decided that the Management Company should try to work out a payment arrangement with the homeowner first, then bring it to the Board to be discussed in Executive Session. If approved, the arrangement will only be valid as long as it is

fulfilled by the homeowner. Otherwise, the arrangement is voided and the Management Company will proceed with the collection process.

- c. Letter for lot Mowing - Discussion item. The Board reviewed and approved the letter to be sent out to the vacant homes/ lot owners. Brian mentioned the process and fees associated with lots that have been mowed along the park strips and the sidewalks. The Board inquired if this action brought the lots into compliance. Management verified that it does not and that violations are continuing to be processed and sent to those owners.
- d. Repairs to Parkways, other City projects. Discussion Item. Management showed the Board the proposed plan to reduce Junipers along Ranches Parkway by 30%.
- e. Community Declaration vote. Brian mentioned that the documentation should be delivered to homeowners within a couple of days to make them aware of the Community Declaration changes and how to contact their Delegate with comments or questions.
- f. Financial statements to homeowners. The Board decided that the Management Company provides the requesting homeowner a copy of the annually audited financial statements. However, if they request to review the current financial statements, the homeowner needs to come into the office to review the quarterly statements with the Management.
Action item - Verify that Audited Financial Statements and Budget are on the website.
- g. Yard of the month, Christmas lights. Action Items - Management to pick four award winners.
- h. Chimney #25, 7876 Windhover Road – RKW needing approval. The Board gave Management the authority to proceed with the recommendations of RKW.

9. Motion made by John Barclay to adjourn meeting and move to Executive Session; 2nd by Georgina: Approved Unanimous.

Meeting adjourned to executive session at 6:56. Georgina Pitcher and Ryan Kent dismissed.

Motion made by Teresa Edwards to move out of Executive Session, John Barclay 2nd. Unanimous. 7:34 p.m.

- a. Landscape contract. John Barclay moves to award the landscaping contract to Rocky Mountain Landscaping; 2nd by Scott Kirkland; Approved Unanimous. Board authorizes Management to sign/review the Amended contract and forward onto the Board. Rocky Mountain Landscaping to report to Landscaping Committee, Brian Haskell to be Chair and Scott Kirkland will be the Board member Liaison, along with a selected resident to be on Committee.

Action items - Board member, Eagle Mountain City, Landscaping Committee Member, and VanGuard meet about the open spaces.

Scott Kirkland made motion to adjourn meeting. John Linton 2nd, Unanimous.
Meeting adjourned at 7:42 p.m.

Minutes recorded by Amy Twitty
Minutes typed by Amy Twitty on 11/13/2009 @ 9:30AM


Secretary's Signature

12/10/09
Date