

# **The Ranches HOA Board of Trustees**

## **Meeting Minutes**

**09/10/09 6:00 PM**

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice
  - a. Called to order 6:05 pm
  - b. Board Members Absent – Amy Twitty; Jon Barclay
2. Approval of minutes for 08/13/09
  - a. Motion made by John Linton to approve minutes for 8-13-09; 2<sup>nd</sup> Ryan Kent; Approved Unanimous
3. Open Forum (we ask that comments be kept to 5 minutes or less)
  - a. Heather Jackson – Mayoral Candidate seeking support and endorsement from the Ranches Master Association.
  - b. Nathan Ochsenhirt – City Council Candidate seeking support and endorsement from the Ranches Master Association.
  - c. John Painter – City Council Candidate seeking support and endorsement from the Ranches Master Association.
  - d. Tiffany Ulmer – Requesting the association address the overgrown trees and shrubs in the parkways as they could create site obstructions. Motion made by John Linton to receive request and file for future reference in discussions with Eagle Mountain City; 2<sup>nd</sup> by Ryan Kent; Approved Unanimous.

Action Item – Review parkway trees and shrubs and proceed with pruning to improve site distances.
  - e. Richard Sabey – Requesting a variance for and on behalf of Pat and Cathy Mullaly (Mt. Airey plat C lot # 1). Request to allow decorative rock and plantings in the park strip. Motion made by Ryan Kent to deny the request; 2<sup>nd</sup> by John Linton; Approved Unanimous.
  - f. Linda Sabey – Concerned with quality of enforcement in the Mt. Airey subdivision. She presented a letter with a list of violations that she has identified, with pictures for the Board's review.

Action Item – Management to take a specific look at the Mt. Airey subdivision, perhaps with one or two Board members, to identify violations that we can help to correct.
  - g. Sheila Scarbrough – Requesting contribution to the Hidden Hollow PTA for teacher appreciation days next May. Motion made by John Linton to contribute \$372 to the Hidden Hollow PTA by May 2010; 2<sup>nd</sup> by Georgina Pitcher; Approved Unanimous.
  - h. Kim Garity – Requesting help with enforcement of CC&Rs in Mt. Airey.
  - i. Thayne Turgeon – Concerned about the Mt. Airey subdivision and enforcement of violations.

- j. Bobbie Nixon – Wants to know how HOA fees are being spent and why there is not better enforcement in Mt. Airey.
- k. Preston Ochsenhirt – Thanking the HOA for the contribution to the Mt. Airey park and requesting additional help as they work through the completion process. Motion made by John Linton to include additional help for the Mt. Airey park as a consideration item in the association's 2010 annual budget; 2<sup>nd</sup> Georgina Pitcher; Approved Unanimous.

**4. Officer Reports:**

Treasurer's Report – Georgina Pitcher

Audit Report – The association's independent auditing firm presented their findings after completion of the 2008 financial audit. Recommendations... Look into the completion of an updated reserve study; and continue with increased efforts to collect outstanding receivables.

**5. Committee Reports:**

DRC – Minutes submitted

Planning – No Meeting Held

Landscape – No Meeting Held

Welcome – Misty York

**6. Management Report – Brian Haskell**

**7. Previous Meeting Follow-Up**

- a. Review Action items from previous meeting

**8. New Business**

- a. Ranches Academy requested (2) 6 month waiver of assessments – Motion made by John Linton to approve the request; 2<sup>nd</sup> by Ryan Kent; Approved Unanimous.
- b. Entrance pumps – cost proposal.  
Action Item – Brian to present bid to the City and ask for a 50% participation from the city on the replacement of the pumps.
- c. Declaration Changes – Review of time schedule
- d. RFP for landscape work – Divide the landscape work into three different contracts. Mowing, Weeding, and Chemical.
- e. Mt. Airey park plan – See Open Forum items.
- f. Builder accounts - FYI
- g. Political Office Candidate recommendation/endorsement – Move to executive session.
- h. Freemont Springs # 50 – Waiver of Attorney Fees and Late Fees
- i. Rockwell # 5 – Waiver of Attorney Fees and Late Fees  
Motion made by John Linton to remove late fees and accept a lesser attorney cost, approved by RKW, if a payment arrangement is finalized by November 1 for both Freemont Springs #50 and Rockwell Village #5; 2<sup>nd</sup> by Georgina Pitcher; Approved Unanimous.

John Linton excused and departed the meeting at 8:27pm

- j. Proposed Landscape Improvement Projects – Motion made by Teresa Edwards to approve and proceed with the Kiowa Park and Wood Chips for playground project proposals; 2<sup>nd</sup> by Georgina Pitcher; Approved Unanimous.
- k. Yard of the Month – Motion made by Georgina Pitcher to accept Liberty Farm #67 and Mt. Airey #40 as yards of the month; 2<sup>nd</sup> Ryan Kent; Approved Unanimous.

9. Motion made by Jon Celeya to adjourn to Executive Session; 2<sup>nd</sup> by Georgina Pitcher; Approved Unanimous.

Adjourn to executive session at 8:40pm

Return from executive session at 9:28pm

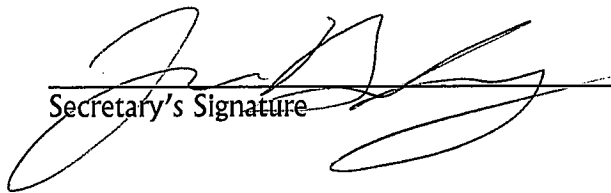
- a. Motion made by Georgina Pitcher to grant an additional 50% waiver of assessments above the 50% he receives for disability (purple heart) for Gordon Ewell in Lone Tree lot 540 through 2010. Starting January 2011 Gordon Ewell will be subject to the then current policy relating to military discounts for assessments. 2<sup>nd</sup> by Teresa Edwards; Approved Unanimous.
- b. Action Item – Have Brian draft a statement to be placed in the next newsletter relating to the City Council and Mayoral candidates. Email this statement to all Board Members for review and approval prior to publication.

Meeting adjourned at 9:40pm

Minutes recorded by

Minutes typed by Brian Haskell on 09/11/2009 @ 11:30AM

Secretary's Signature



Date

10/6/09