

The Ranches HOA Board of Trustees

Meeting Minutes

5/14/09 6:00 PM

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice
 - a. Georgina Pitcher (arrived 6:17), Amy Twitty absent
2. Approval of minutes for 04/09/09
 - a. Motion to approve minutes by John Linton 2nd by Ryan Kent Approved Unanimous
3. Open Forum (we ask that comments be kept to 5 minutes or less)
 - a. Paul Nagel – Past due Association assessments. Request to waive since he was unaware of the HOA.
 - i. Move to allow home owner 60 days to contact his title company for evidence that he was or was not notified about the HOA. Hold collection fines in abeyance for 60 days. Approved Unanimous
 - b. Craig Kendall – Artificial turf variance
 - i. Motion by John Linton to allow artificial turf to continue as a test case for one year and revisit. Remove violation on only the front yard. Motion died for lack of a 2nd.
 - ii. Motion made by Ryan Kent to deny variance for artificial turf at Kiowa Valley lot 83; homeowner shall have until October 31st to replace the artificial turf. Unless, the CC&Rs are modified to allow artificial turf prior to October 31st. 2nd Georgina Pitcher Approved Unanimous.
 - c. Kevin Aurenig – Concerned about various properties in Highlands on the Green.
 - i. Landscape violations and unsightly articles.
 - d. Abel Kiev – Dying Street trees on Peregrine Road.
 - e. Ed Leon – Owns lot 17 and lot 1.
 - i. Motion made by Jon Barclay to deny \$400 settlement offer for the Simpson Springs lot #17; 2nd by Ryan Kent; Approved Unanimous.
 - f. Jonathan Dansie - Eagle Mountain community gardens.
 - i. Tabled until City approves
4. Officer Reports:

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

DRC – Brian Haskell
Planning – Brian Haskell
Landscape – Brian Haskell

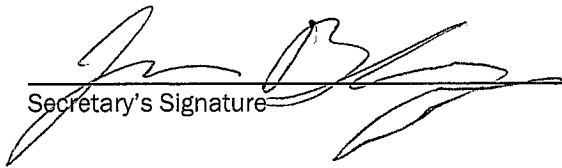
Welcome – Misty York

6. Management Report – Brian Haskell
7. Previous Meeting Follow-Up
 - a. Review action items from previous meeting
8. New Business
 - a. New appointment (Adam Olsen) – Planning/Landscaping Committee.
 - i. Motion made by Jon Barclay to appoint Adam Olsen to Planning/Landscape Committee; 2nd by Georgina Pitcher; Approved Unanimous.
 - b. Porters Crossing # 237 (Avalie Nelson) – Requesting a different park strip tree instead of maple, requesting 10' flowerbed in park strip. - DRC needing guidance.
 - i. Postpone a decision until a plan is developed.
 - c. Kiowa Valley #83 (Craig & Cheryl Kendall) – Astroturf in the park strip. – DRC needing guidance. See item 3b above.
 - d. Ed, Simpson Springs # 17 (8068 N Simpson Springs Rd) – Requesting a settlement. See item 3e above.
 - e. “Home for a hero” (Ewell’s) – How many credits?
 - i. Motion made by Georgina Pitcher to resume assessments for the Ewell family starting October 1, 2009 at a 50% discount for disabled veterans who have received the “Purple Heart”; 2nd by Jon Barclay; Approved Unanimous.
 - f. A - frame sign policy, see DRC minutes March 11th.
 - i. Table until City Council acts on sign ordinance.
 - g. Discuss Pony Express Days donation.
 - h. Motion made by John Linton to contribute \$500 to Eagle Mountain City for Pony Express Days; 2nd Ryan Kent; Approved 4 yeas 2 nays.
 - i. Golf cart path fence.
 - i. Motion made by Jon Barclay to install open space fencing along drop-off on Ranches Parkway. Management to solicit bids and spend no more than \$3000; 2nd by John Linton; Approved Unanimous.
 - j. Request to waive collection fees for Jeff & April Dean owners of Plum Creek A-6. Motion made by Jon Barclay – As a result of past management company mistakes the HOA will hold law firms fees in abeyance until payment plan is completed. If payment plan is completed without missed payments attorneys fees will be waived; 2nd by Georgina Pitcher; Approved Unanimous.
 - k. Motion to adjourn

Action Items

1. Add recreation cost center governance to document amendment process.
2. Ranches Community Management to send letter to Ewells regarding HOA assessments.

Minutes recorded by Jon Barclay
Minutes typed by Brian Haskell on 05/26/2009 @ 11:30AM


Secretary's Signature

7/9/09

Date