

The Ranches Master HOA Board Meeting Minutes
Thursday, January 8th, 2009

The President called the meeting to order at 6:02 PM

Proof of meeting notice (Website) entered.

The President established that a quorum was present.

Trustees Present: Jon Celaya, John Linton, Teresa Edwards, Georgina Pitcher & Jon Barclay (6:05 pm)
Trustees Absent: Ryan Kent
Others Present: Brian Haskell, Misty York, Sarah Pickett, Katie Jessop & Brady Clark.

Motion made by John L. to accept appointment of Amy Twitty as new board member, 2nd by Georgina approved: unanimous.

Motion made by John L. to accept the resignation of Brian Haskell as Trustee, 2nd by Georgina, approved: unanimous.

Motion made by John L. to approve 12/11/08 Board of Trustees minutes, 2nd by Georgina, approved: unanimous.

Open Forum:

1. Brady Clark: Diamond Springs #52: asked for legal fees and lien withdrawn. Board moved that Brady work with The Ranches Community Management. See action items:

Treasurer's Report: No report

Committee Reports:

DRC: No report

Planning: No report

Landscape: On hold until March 2009

Welcome: The Ranches Community Management will be putting a Welcome Committee together. The committee will have a report ready for 2/12/09 meeting.

Management Report: Brian Haskell

- A. Discussion of challenges regarding transition.

New Business:

1. Motion to appoint Georgina Pitcher as Treasurer, 2nd by Teresa, approved: unanimous.
2. Motion made by John L. to remove Early Bird from agenda, 2nd by Georgina, approved: unanimous.
3. Northmoor #147 waive HOA fees. Jon C. waive late fees if account is brought current by the end of the month. 2nd Amy, approved: unanimous.
4. Motion made by John L to give The Ranches Community Management the authority to approve Solicitation request, 2nd Georgina, approved: unanimous.
5. Motion made by Georgina to raise HOA dues to \$372 (\$31 month) per year. If homeowners pay up front or sign up for automatic payment the HOA dues will be discounted to \$360. (30 per month). Sub HOA dues to also increase to \$186.00 (15.50 per month). If homeowners pay up front or sign up for automatic payment then the HOA dues will be discounted to \$180 (15 per month). 2nd Jon B. approve: Unanimous.

Motion made by Georgina to adjourn meeting at 7:45 PM, 2nd by Jon C, approved: unanimous.

Action Items:

1. Diamond Springs #52: Brady Clark will work with The Ranches Community Management to figure out his account. Will place account on hold while under review.
2. DRC – bring back Ruby Valley #18 in the spring.
3. The Ranches Community Management will review Monument signs for broken lettering
4. Talk with metal arts about discount for exclusive contract.
5. End Early Bird and Sudoku in newsletter.
6. The Ranches Community Management to bring back recommendations on collection and enforcement policy.
7. The Ranches Community Management to change the lock on the HOA drop box. The Ranches to deliver payments to sub-association payments to QMS.
8. The Ranches Community Management will draft a letter to Cody White expressing the Boards appreciation for all the hard work on behalf of the community.

Minutes recorded by

Minutes typed by Sarah Pickett on 1/16/09 @ 3:30PM



Secretary's Signature



Date