

The Ranches HOA BOD Meeting Minutes

2/12/09 6:00 PM

1. Call to Order 6:04pm / Roll Call (all except Barclay) / Establish Quorum / Proof of Notice per newsletter
2. Approval of minutes for 1/8/09 motion by John L. 2nd Ryan unanimous
3. Open Forum (we ask that comments be kept to 5 minutes or less)
Roger Shirin Highlands 119 – concerned about trash along fence bordering golf course. Brian is having a crew come in shortly to take care of it.
Action Item- letter to owner of Maverick and school about trash containment.
4. **Officer Reports:**
Treasurer's Report – Georgina Pitcher
5. **Committee Reports:**
DRC – Brian Haskell
Planning – On hold until March 2009
Landscape – On hold until March 2009
Welcome – Misty York
6. **Management Report** – Brian Haskell – as submitted
7. **Previous Meeting Follow-Up:**
 - a. Review Action items from previous meeting
 - b. Diamond Springs #52 Follow-up discussion
8. **New Business**
 - a. Marketing sign for Green homes/Builder Sign Policy change
John Linton moves that we temporarily allow for the placement of a "Project Sign" for "Green Homes" on property near Stonebridge and Ranches Parkway. This approval will be reviewed again in 6 months and specific sign design must be approved by the Board of Trustees. The Sign design submitted was not approved by the Board of Trustees.
Georgina 2nd. 4 yea, 2 nay.
 - b. Assessment change discussion
Motion by John Linton to have chairman of the board prepare a brief statement advising members that effective April 1st the HOA assessments will increase by \$12 per year for Master Members and \$6 per year for sub-association members. Members can take advantage of lower assessments for 2009 by making annual payment or signing up for auto pay through CA Banc before April 1st. 2nd by Amy. Unanimous
 - c. Annual Members Meeting booked at Pony Express for Tuesday, March 31st.
 - d. Board seat discussion
John Linton moves that we accept both Jon Celaya and Jon Barclay as candidates for the Board of Trustees in the upcoming Annual Delegate meeting. Additionally, should they be re-elected both candidates shall retain their current positions and responsibilities on the Board of Trustees. Ryan 2nd; Unanimous, 1 abstention (Jon Celaya).
 - e. Landscape contract proposal – to be addressed in next month's Board meeting.
 - f. Review proposal for parkway design
*Action item- have Northlands offer retyped with proper management names. Brian to present this at the next meeting with the mayor and city administrator Have Brady come to our next meeting and discuss this with us.
 - g. Review proposal for xeriscape/landscape guidelines

- See Action Item number 11
- h. Planning Committee workload
See Action Item Number 12
 - i. Responsibilities of Delegates and getting them more involved
Discussion but no action taken
 - j. Review monument signs for broken lettering
See Action Item Number 14
 - k. Local choice would like to display magazine in The Ranches Community Management lobby
Brian will inform them our policy is "we don't advertise in the HOA office".
 - l. Approval of the new welcome packets
Ryan moves to approve the proposal for presentation folders, not to exceed \$1500 for 1000 folders. 2nd by Georgina.
9. Adjourn Meeting or Executive Session

Georgina moved to go in to executive session 8:12pm. 2nd by Amy.

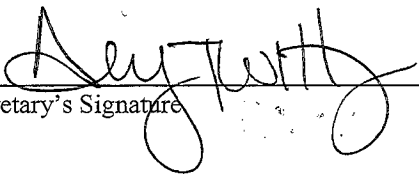
Ryan moves to approve the settlement offer from the Rasmussen's in the same terms as the Nielsen's, and further authorize council to accept similar offer from up to three litigants, (specifically the Blair's). John L. 2nd. Unanimous.

John L. moved to move out of executive session. 2nd by Amy. Unanimous.

Action Items:

1. Trash between fences and street on the Parkways.
2. Notify retail establishments about trash containment.
3. Notify school about trash control.
4. Evaluate and make sure to include street tree requirements for each Sub-division.
5. Include tree requirements by Sub-division in welcome packets.
6. Bond release should come through HOA for clarity.
7. Obtain clock.
8. Take all chemical applications out to bid.
9. Discuss what is going to be installed in Porters Parkway.
10. Present Northland's offer to the City for payment of ½ with the Mayor.
11. Bring Brady Pitcher from Northland Design to the next meeting.
12. Put planning committee on hold until future notice.
13. Percentage of delinquency on Sub-division report.
14. Propose Master take over sign maintenance.
15. Action item- two plaques to be made to commemorate the "Father of the Ranches" (Scott Kirkland).
16. Put an April 1st deadline on ACH discounts.

Minutes recorded by Teresa Edwards
Minutes typed by Misty York on 02/17/2009 @ 10:30AM


Secretary's Signature

3.12.09
Date