

The Ranches HOA Board of Trustees

Meeting Minutes

3/12/09 6:00 PM

1. The President, Jon Celeya called the meeting to order at 6:01 p.m.
 - a. Roll Call:
 - i. Trustees Present – Jon Celeya, Ryan Kent, Teresa Edwards, Georgina Pitcher, John Linton (arrived 6:05pm)
 - ii. Trustees Absent – Jon Barclay
2. Motion made by Ryan to approve minutes for 2/12/09; 2nd by Teresa – Approved unanimous
3. Open Forum (we ask that comments be kept to 5 minutes or less)

Bill Tinney – Expressed questions and concerns relating to the April 1st fee increase. Board members responded to his questions. No motion by the Board.

Rick Bleyl – (Highlands on the Green) expressed concerns about enforcement within his subdivision (trash, backyards not landscaped, etc.) Management Company – responded to specific concerns and explained the process for violation enforcement within The Ranches. No motion by the Board.

Rob Healey – (Ruby Valley) offered an appeal to the Board for the use of golf course fencing that is currently not allowed outside of golf course neighborhoods. No motion at this time; refer to item 8d below.
4. Officer Reports:

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

DRC – Brian Haskell

Planning & Landscape – On hold

Welcome – Misty York (kit covers to arrive on 3/17/09)
6. Management Report – Brian Haskell – as submitted
7. Previous Meeting Follow-Up
 - a. Review Action items from previous meeting – as submitted
8. New Business
 - a. Review community center

Phil Hadley - presented the status on the gathering of information from community questionnaire. VCBC is working on gathering preliminary cost estimates to present to the city.

Georgina Pitcher left the meeting 6:59 p.m.
 - b. Brady Pitcher parkway redesign

John Linton request that we have an information gathering forum with the board to give input on their expectations of the design.

Motion made by John L. that we accept design services agreement (with adjustment to Design Charrette/Idea Creation category) presented by Northland

Design to then be presented to Eagle Mountain City. If the City agrees to pay their portion we then proceed forward. Ryan 2nd motion, approved unanimous .

- **Action item** - to have Landscaping Committee review the proposal for Landscape Guidelines present by Northland Design.
- c. Kennekuk #30 - request for golf course fencing as wing fence – DRC needing guidance
 - **Action Item** – Inform DRC to follow the current guidelines
- d. Golf course fencing on non-golf course properties – DRC needing guidance
 - **Action Item** – Inform DRC to follow the current guidelines
- e. Mailbox pricing
Motion made by John L. to reduce pricing to \$40 per mailbox. Teresa 2nd; approved unanimous
- f. Discuss Annual Member Meeting booked at Pony Express on March 31
- g. Foreclosures/collections – Management Company to bring list to each Board meeting to be reviewed on a “case by case” basis.
- h. Ongoing maintenance contract for fencing -
 - **Action Item** – Management Company to get another bid for review to be addressed in next month’s Board meeting.
- i. Review bids on monument signs
Motion by John L. to approve both maintenance and replacement of metal letters for monument signs on Parkways provided by Metal Arts Foundry; 2nd Ryan Kent; approved unanimous.
- j. 2008 Audit & 2007 Audit/compilation
 - **Action Item** – Management Company to provide 2 or 3 bids for the 2008 Audit, not to include 2007 review.
- k. Landscape Contracts
 - **Action Item** – Management Company to review mowing, edging, sprinkler startup/shutdown, etc bid from Golden Landscaping. Also to include any potential costs for new parks and open spaces.
Management company also to remove fertilization and weed control amounts from contract, and then to provide the board with new contracts for approval.
- l. Lone Tree Delegate Appointee
Motion made by John Linton to appoint Michael Leatham as Lone Tree Delegate. 2nd by Ryan; Approved Unanimous
- m. “Bootleg” Sign Policy amendment proposal for Model Homes – DRC Request
Motion by John Linton to deny the DRC request to amend “Bootleg” Sign Policy; 2nd Teresa; Approved Unanimous
- n. Sub-association credits

- **Action Item** – Management Company to update the Sub-Association credit calculations. Provide Board with any other issues that may need to be addressed in an amendment to the Community Declaration.
- o. Resolutions:
 - i. Assessment Increase 2009 - Signed
 - ii. Lot Clean-up – Management to prepare and distribute for approval.
- 9. Adjourn Meeting to Executive Session
 - a. Move to adjourn to Executive Session John Linton 2nd Teresa Edwards (Unanimous)
 - b. Move to End Executive Session – Ryan Kent 2nd Teresa Edwards (Unanimous)
 - c. Move to Adjourn John Linton 2nd Teresa Edwards (Unanimous)

Minutes recorded by Amy Twitty

Minutes typed by Misty York on 03/13/2009 @ 11:30AM



Secretary's Signature

4/9/09

Date