

KEENE RANCH HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

September 16, 2008
4:00 p.m. - 6:00 p.m.

Philip Miller Library
Staff Conference Room

I. MEETING CALLED TO ORDER

The meeting was called to order at 4:04 p.m., by Vice President, Dan Branda.

Board Members Present:

Dan Branda - Vice-President

David Boyle – Member at Large

Absent - Mark Albright – Treasurer – Directed Proxy to David Boyle Submitted

Absent – Robert Rafferty – President – Directed Proxy to Dan Branda Submitted

Representing Management, Kim Maguire with Premier Property Management, LLC.
There were three homeowners present.

II. HOMEOWNERS FORUM

There were no Homeowner comments.

III. HEARINGS

There were no scheduled hearings.

IV. APPROVAL OF MINUTES

The minutes of the meeting held on August 19, 2008, were approved by electronic mail on September 3, 2008. This approval was ratified at this monthly meeting by a motion made by Mr. Branda, and seconded by Mr. Boyle. Motion passed unanimously with directed proxies.

V. MANAGERS REPORT

The August financials were presented by Ms. Maguire. Ms. Maguire asked the Board in which the Water Plan invoices should be coded to. It was agreed that a new line item would be added to the financial report and all future water planning invoices coded to the new line item. There were no other questions regarding the financial statements. Mr. Branda motioned to approve the financial statements as presented, seconded by Mr. Boyle. Motion passed unanimously with directed proxies.

The Board instructed Ms. Maguire to notate the liens filed against homeowners on the AR Summary report.

It was noted the Ms. Maguire at the last drive through, sent out reminder notices out again to owners who had vehicles parked outside of a garage or outbuilding. Once again to educate the homeowners: Per the Declarations, no vehicles are allowed to be parked outside at anytime, unless they are a guest or agent of an owner. Some owners think this rule applies to owner's vehicles, which it does not, the 72 consecutive hour rule applies only to short term guest or agents of owners as described in the Declarations 9.2(h). The current and past Board of Directors understands there are times that a homeowner will need to park a vehicle or trailer outside. Therefore, we will grant a waiver for a maximum of 72 hours for a personal vehicle or trailers that on rare occasions would need to be parked outside. If a homeowner has more vehicles / trailers or other items covered by 9.2(H) than fit into their garage or outbuilding they need to find a permanent solution and comply with 9.2(h)

The Auditor completed a 2007 financial audit that was previously reviewed by the Board. Mr. Branda motioned to approve the submitted audited financial reports for 2007. Seconded by Mr. Boyle. Motion passed unanimously with directed proxies. Ms. Maguire will ask the Auditor to have the financial audit issued and it will then be posted on the website.

VI. NEW BUSINESS

The Board reviewed the wire mesh fencing recommendations that were submitted by the ARC. Many thanks to the ARC for their efforts on this. Mr. Branda motioned to send the proposed Wire Mesh Fence Guidelines to the homeowners for a 15 day comment period, per the CC&R's. Mr. Boyle seconded the motion. Motion passed unanimously with directed proxies. Ms. Maguire and Mr. Branda will work on a cover sheet to accompany the mailing.

Discussion was held on the much needed preventive maintenance on the Hiwall Gate. Mr. Branda approved the proposal from Mr. Boyle to complete a full inspection and maintenance on the gate, which should take no longer than one and a half hour. Seconded by Mr. Boyle. Motion passed unanimously with the directed proxies.

Due to the Alternative Energy Device legislation that took effect on August 5, 2008 the Board instructed Ms. Maguire to obtain the services of Winzenberg, Leff, Purvis & Payne, LLP to prepare a policy for the HOA/ARC regarding the Alternative Energy Devices for a fixed fee of \$180.00. The Policy has been completed and was forwarded to the Board for review. Mr. Branda motioned to send the proposed new Policy to the homeowners for a 15 day comment period per the CC&R's. Seconded by Mr. Boyle. Motion passed unanimously with the directed proxies.

It was noted that a new policy should be developed regarding trash dumpsters. The new Board should visit this issue the first of the year.

VII. COMMITTEE REPORTS

Social Report – None. Follow-up with Christy to be held regarding the possible planning of the Trunk Trick or Treat and any other Social Keene Ranch functions.

Website Report – Ms. Richardson has requested a \$1,000 budget for 2009, for the website.

It will cost \$300 for the new password requirement for each homeowner.

Ms. Richardson is removing the Social photographs.

A babysitting posting was removed, due to non-approval from the guardian.

The Domain name for Keene Ranch will be up for renewal in November.

ARC Report- None

Trails Report- Ms. Branda reviewed the new Pedestrian and Equestrian Sign verbiage with the Board. Mr. Banda motioned to accept the proposed signage for the trails, seconded by Mr. Boyle. Motion passed unanimously with directed proxies. Ms. Branda will get a couple quotes and forward to management for review and approval by the Board of Directors.

It was also made clear that the HOA owns the pedestrian and equestrian easements within Keene Ranch, (see 1.7 Common Elements page 1 of the Covenants). Although one can interpret differently depending how one reads the balance of the covenants which reflecting trails as “easements”. It is worth noting that that the board believes the homeowner ‘owns’ the title to the land and the trails are preserved as ‘easements’ with covenant restrictions for use. To address any concerns, the board has adopted a policy/procedure to notify homeowners in advance of any improvements to the easements (excluding mowing/scrub oak trimming, remedial repair). The procedure provides any dispute on improvements with the homeowner will have a board hearing before improvements proceed.

VIII. UNFINISHED BUSINESS

There was no unfinished business to discuss.

IX. ADJOURNMENT

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 5:30 p.m.

The next Keene Ranch Homeowners Association Meeting will be held at the Philip Miller Library at 4:30 p.m. on Tuesday, October 21, 2008 in the Staff Conference Room.

Respectfully Submitted,

Kim Maguire, Community Manager