

HOA BOARD MEETING
THURSDAY, JANUARY 8, 2009
7 P.M.

Present: Don Pac, President; Doris Cirelli, Treasurer; Andi Charleville, Secretary; Flo Pac, ACC; Nate Williams, Elke Williams

2009 Dues:

All invoices have been mailed. They are due 2-1-09. One so far returned for a bad address.

We will see how many choose to use the MC/Visa feature to determine if we will keep it for next year. Only 4 homeowners took advantage of this feature last year.

2008 Dues:

All have been paid in full

2007 Dues:

Lot 72 still owes \$422.00

Website:

Need to list board members and ACC committee members names to put on website.

Need to put newsletter online

need to put the bylaws online

need to list gate controller and handy person

need to add a 'sign-up' list for owners to add their emails

2009 Semi-Annual homeowner's meeting:

to be at the library. We will try for March 9th at 7 PM

Doris will prepare a 2008 Treasurer's report to be ready for the March homeowner's meeting

Signage:

Need to get a sign for the East Gate telling delivery and services driver's telling them to go to the west gate.

Also need signs for mailboxes to advise owners of the new website.

Can get these from Kinko's

We need to fix the stop sign coming in from the main gate. Will contact Mike to see if he can fix.

Treasurer's estimates:

Doris brought estimates for 2009 costs. This estimate does not include projects related to the 176th st widening or storm drains.

Accounts:

The Board will look into setting up an account at Staples for office supplies.

176th St widening:

need to take out or reposition the two lights, possibly putting them to the right side of the main gate. Flo will check with Puget sound on the cost of this.

Next meeting:

Next board meeting will be on Saturday, February 28.

HOA BOARD MEETING
February 29, 2009
7 PM

Present: Don Pac, President; Doris Cirelli, Treasurer; Andi Charleville, Secretary; Flo Pac, ACC; Nate Williams, Alternate; Elke Williams, Sandy Thompson, Larry Thompson

2009 Dues:

As of March 1, interest will be added to reminder notices that go out.

We presently have 37 outstanding dues owed, some of which are only half-payments due.

Streetlights on 176th:

Bid from PSE for removal of streetlights on 176th is approx \$1500. To reinstall those lights inside the community would cost an additional \$3000. Board agrees to just have lights removed. This should also lower our monthly PSE bill since we pay per light rental fee.

We should research getting lights on top of the gate posts. Don feels there might be a conduit inside the posts to get electricity th them.

Picnic area:

Highline school district has some picnic tables that are available for no charge. Board agrees to get two additional ones for our main playground area.

Landscaper:

The Board got a bid from another landscaper which is lower than our present landscaper. The Board agrees to terminate the contact with our present landscaper and go with the new one. For that, a 30-day cancellation notice went out to the old landscaper, 4-Ever Green, advising them of the cancellation. Our new landscaper will be Yard Barber. Like our current, now cancelled contact, he will not do services in Dec, Jan or Feb.

The sprinkler system has a leak. We need to get it fixed. Don will check with Yarb Barber to see if he could maybe fix it. We will discuss at our next Board meeting.

Street Parking:

Don has received several complaints via the phone. He explained that we need complaint forms filled out, but no one has filed any.

Board will bring up at the homeowner's meeting about taking the area on 177th, in front of the retention pond, and turn it into a parking strip. See what the response is.

Signs:

We need to get some weatherproof signs, but are waiting to set up our Staples account.

Main Gate Keypad:

The lights are out on the keypad. Southgate has ordered a new one and will install it once it comes in.

Gate maintenance:

We are waiting for the contact from Southgate. It will cover maintaining and repairs to both gates.

Speeds bumps:

We have had some issues about drivers running the stop sign at 177th coming in the main gate and speeding coming the east gate. Sandy Thompson will investigate the cost of getting and installing speed bumps.

Meeting Signs:

2 neighborhood girls will make signs advertising the meeting. HOA will supply the materials.

Painting Houses:

Time is coming to spring projects, including house painting. Board will bring up at the meeting that if any colors will be changed, it needs to be submitted to and approved by the ACC. If just refreshing an existing paint color, it SHOULD be submitted.

Homeowners will be reminded that you cannot have the same color as your neighbor. And all paint colors must match the colors already approved for the community.

ACC:

With spring coming and projects starting, we should remind homeowners that all outside projects must be approved by the ACC.

Blockwatch:

Due to several incidents of vandalism, the Board will mention at the Homeowner's meeting that if anyone is interested in starting a block watch on their street, they are welcome to. They can contact Charli Charleville for ideas and contact of homeowners who had previously indicated interest.

Owner Meeting:

The semi-annual Homeowner's Meeting is set for Monday, March 16, 7PM at the Library (this site may change). Doris will prepare a Profit/Loss statement for the meeting. She will also prepare an estimate of outgoing expenses this year.

**SEMI-ANNUAL HOMEOWNER MEETING
MONDAY, MARCH 16, 2009
7 PM--RICKY J'S CAFE**

Meeting was called to order by President Don Pac.

Secretary Andi Charleville read the meeting minutes from the 8-2-08 Homeowner's meeting in the park.

Financial Review:

Treasurer Doris Circelli gave the financial report.

All but 15 residents have paid their 2009 dues. She reminded everyone that the board is more than willing to make arrangements if you are having troubles, just contact one of the board members. All outstanding debts from past years have been paid in full.

The 2008 dues were all collected without having to involve the lawyer, resulting in the board having no legal fees incurred in 2008.

The Association has almost \$70,000 in the bank at the present time. This includes monies paid to the Association by Pierce County for 176th street widening project.

Doris went over the 2009 budget estimate.

176th Street Widening project:

Don Pac will email the Pierce County coordinator to get an update on a timeline when the widening will begin. Looks like we might still be on track for a May 1 start.

The County will give the Association a 30-day notice before beginning.

The fence around the two retention ponds that are next to 176th St will need to be taken down. Pierce County has already given us money to cover this expense, as well as renting temporary fencing while the project is ongoing.

We will also need to take down the two lights outside the gates. PSE has already been contacted about this. They charge \$1500 to remove these lights and another \$3500 to reinstall them inside the community. Since there will be so many lights on 176th, it was decided to just have PSE take down the lights. Since the County paid us \$3,000 for this and we are only getting charged \$1500, the Association comes out ahead.

Landscaping:

The Board got a bid from a new landscaper. He will do all the work the contract covered for the old landscaper, but will only charge \$400/month, as opposed to \$600/month. The board decided to go with the new landscaper. It will save the Association approximately \$1,800/year for the 9 months the landscaper will work.

Gate Operations:

The East gate is still having some maintenance problems. Southgate Fence will be including the East gate in the new contract, so they will be servicing both gates now. It will cost a total of \$350/yr to include both gates.

Fred explained some of the problems that led to East gate issues.

Retention ponds:

Pierce county re-inspected the holding ponds that were cleared of debris last spring, and we failed. The main pond has an issue with the inlet valve being blocked. The Pond on 69th will need to be cleaned out this summer. Either the board will need to get volunteers or the Association will need to pay someone to do this.

ACC Business:

-Gravel driveways-it was reminded that gravel driveways need to be kept in a maintained and pristine condition. Owners have until June 4 to comply. The ACC will check all the gravel driveways in the community at that time. Action will be taken against homeowners who have not complied.

-painting exterior of houses-anyone painting their houses will need to submit a letter to the ACC, even if they are keeping the same paint color. If they are changing paint colors, they will also need to submit a paint color sample. Discussion arose over why a letter was needed if the color would stay the same. Owner's were divided over this issue.

It was decided that some leeway would be given to paint color choices. If the color choice is outside of the "approved" choices given when the community was first built, then the ACC Committee AND the board would decide if the paint color will be acceptable for our community. In the event of a tie, the Board President would have final say. If a paint color is rejected, that's it. No appeal or review will be done.

-problems-The board has received several 'complaints' from homeowners on different issues. These complaints usually come by phone. The board has determined that if a complaint is not given in WRITING (email is acceptable), then the board will not take any action. If a homeowner wishes a problem to be dealt with by the board, they must put the complaint in writing with their name. The complainer's name will NOT be given to the offending homeowner. It will say anonymous outside of the Board.

-outside projects-with the exception of landscaping, ALL outside project that can be seen from the street MUST be submitted to the ACC. This includes things that can be seen over the back yard fence. The ACC reminds all homeowners that the plans must be submitted in duplicate, one to be returned to the homeowner with approval/denial, and one to be kept in the homeowner's file.

-garbage/recycle containers-Reminders that garbage and recycle containers need to be removed from sight within 24 hours pickup.

Welcome Wagon:

Lori Maning will get the "welcome" letter from Don and will send these out to all new homeowners/renters in the community. This letter will welcome them, explain that the community does have CCR's and where they can get a copy should they not already have one, and will give contact info for the Board members. It should also include the community's website address. The board feels this will allieviate problems down the road from homeowners/renters who don't get 'notified' that they are living in a community that has CCR's. Either the owners renting their houses don't bother to tell renters, or the title companies are not notifying new owners. Although it is their responsibility, a welcome letter will hopefully nip problems in the bud before they can start.

Parking:

On-street parking is becoming more of an issue. Several options were discussed at the meeting, including signs stating that parking is only allowed on one side of the street, or stickers being put on cars reminding of the "no street parking" rule in the CCRs. The board feels that signs about parking on only one side is in direct violation of our CCRs. The board is going to look into having stickers that can be adhered to car windows reminding owners that parking is not allowed on the street at any time.

The board discussed with homeowners the possibility of turning the grassy area on 177th into a parking strip. Issues the Board hadn't thought of, including EPA impact from oil/transmission leaks were brought up by homeowners. A vote was taken by the homeowner's present as to whether the board should get bids on this option. Homeowners present voted "NO." The idea is discarded.

Elections:

Homeowners are reminded that elections are coming up in August. The President's position will be up for election. Anyone wishing to throw their name in the ring should contact a board member at the earliest possible time.

Speed Bumps:

Due to drivers in our community either not stopping at stop signs or driving too fast, the board has looked into getting speed bumps, particularly in front of the stop sign coming in the West gate, and just past the entrance from the East gate. The cost of these speed bumps would be about \$500 each, not including the time/hardware to adhere them to the pavement. Homeowners present voted whether to go ahead. 8 voted yea, 9 voted no. Speed bumps will not be put in.

Block Watch:

requests for participation in the block watch have been minimal. It was decided that the board will put out a letter informing all homeowners that some acts of vandalism have been happening in our community. If someone wishes to start a block watch on their street, they are free to do so, but a community-wide block watch will not happen without more volunteers. Sandy Thompson will take over from Charli Charleville and will try to pursue this once more.

Charli Charleville did offer to research costs of hiring off duty Pierce County deputies and/or private security officers to do security.

Meeting was adjourned by President Don Pac.

**it should be noted that after the meeting, President Don Pac checked the by-laws. By them, any votes must have a 20% homeowner turnout/proxy votes attended. Since this meeting only had 17 owners and no proxy's, we did not have enough for any of the votes taken to count. Board will decide what to do about this at our next Board meeting.

HOA Board Meeting
Wednesday, April 8, 2009
7 PM

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Flo Pac, ACC; Sandy Thompson, Block Watch

Dues:

20 homeowners still outstanding on their dues. One of these has made a partial payment. The other 19 have made no arrangements. Doris and Flo will continue to try and contact these homeowners, either through phone or by personal visits.

Newsletter:

Cindy will no longer be doing the newsletter. Sandy Thompson has agreed to give it a try. She will contact Cindy for back copies and to get the software that the HOA purchased back from Cindy.

Block Watch:

Sandy is going to mail letters out to all homeowners in another attempt to try and get a block watch going in the neighborhood. She will be requesting that all homeowners answer with a yes or no if they want to be on a phone tree, or be notified if someone is seen around their property.

Doris suggested getting a sign to alert the community when crimes occur. Don said maybe a steel/aluminum sign that could be put into a pre-mounted frame of some kind on the gates. Whenever a crime happened in our community, we could put the "Alert" sign up for a couple of days, instructing homeowners to check the HOA website for details. Don will look into what we would need to mount some kind of frame that would be able to hold up to any attempts to take it down or steal the sign.

Security:

Charli Charleville has gotten some preliminary info from Pierce County Sheriff on them working part-time security in the community. She is still trying to get info from one or two private security firms. She will keep the board updated on her findings.

East Gate:

East gate is still having problems. Don will contact Southgate fence to try and check it out.

ACC:

They now have the required extra member to make an uneven number. They have a meeting on Tuesday. They will be discussing sending a letter reminding owners with gravel driveways to make sure they keep them in an acceptable condition.

Parking:

On street parking is still a problem. No binding measures were decided at the homeowner's meeting last month. Don will continue to check into getting some kind of sticker to slap on cars found parked on the street.

Telerico would like to present a bid on turning the area on 177th by the pond into a parking strip. One of the homeowners works there and would be willing to possibly do the strip just for materials, while donating time/labor costs. The board will wait to see if the bid ever actually is submitted.

Holding Ponds:

There are two holding ponds that need to be cleaned up per requests from Pierce County, and the valves cleared. One of our homeowners works maintenance for Highline Schools and said he and his crew might be willing to do the work. Don calculated that at \$200 per man for this crew per day, it would probably still be cheaper than what we paid last year to have the other two ponds cleared.

176th Street Project:

Don is trying to get ahold of our contact at Pierce County regarding the fence along 176th to see if those homeowners were paid by the county for removing/replacing their own portions of the fence that will be affected by the widening project. According to the by-laws, the board is responsible for maintaining the "appearance" of that fence, since it is a perimeter fence. If the county did pay the homeowners, then the homeowners will be responsible for their portion once the widening begins. Otherwise, the Board may be responsible for that as well as the fence by the holding pond.

Staples acct:

We are still trying to set up a business acct at Staples. We are running into some problems about getting information from the corporate headquarters. Doris will continue to work on this and keep the board updated.

Light pole:

Don noticed that there is a problem with the light pole near the park. The access cover to the light pole seems to have been deliberately loosened. He will check and see if someone is using it as a hiding spot or is messing with the wiring.

HOA Board Meeting
Thursday, May 14, 2009
7 PM

Present: Don Pac, President; Andi Charleville, Secretary; Doris Circelli, Treasurer; Flo Pac, ACC

Checking Account:

Having trouble getting a Staples credit card. It was determined that the best idea would be to get a debit/credit card from Rainier Bank that would enable the Board members to buy items and deduct it directly from the checking account. Doris will take care of starting this process.

Gate operations:

Don gave Doris and Andi keys and instructions for operations in the community based on the mishap with the gate/delivery truck accident, so that if things occur again when Don is unavailable, Andi or Doris can handle things.

Parking issue:

Don had laminated Parking notices made and gave to each board member. Cost about 25 cents each. Will put on cars that are parked along street. If repeat offenders, then we will tow at the owner's expense.

Gate repair:

Don is working with Southgate Fence and the insurance company to get the gate repaired from the accident.

We also need to get a copy of the police report regarding the accident.

Holding ponds:

have been cut and vegetation left. We need to fix the inlet on the pond at the main gate. Don is getting the plans to find the inlet so it can be cleared.

Park:

There is a problem with standing water in the park. We need to find and maybe clear the drain. Don will see if Mike Collins can and is willing to do this.

Dues:

We have \$1872.50 outstanding.

3 homes are in foreclosure.

Racca still owes \$487.50

3 have contacted us regarding payment plans.

3 have not contacted us at all. We will send certified letters, adding interest and lien information.

Board change:

The board agrees that we need a Vice-President position added.

HOA BOARD MEETING
MONDAY, JUNE 29, 2009
3 PM

Present: Don Pac, President; Andi Charleville, Secretary; Jody Holder, Alternate Treasurer; Flo Pac, ACC

Sheriff's Patrol:

Has been patrolling twice. First night she stopped several folks for running the stop sign and contacted some teenagers in the area. Second night all was quiet. We will try to get her to return on July 6, from 9-11 PM

Gate Repair:

Received check for \$7,779.09 for gate repair. This pays it off and closes out the process.

Dues:

We have 8 outstanding dues, 3 of which are in foreclosure. Don sent out uncertified, "anonymous" letters indicating that if not paid by July 1, liens would be placed. This will include \$25 handling charges to cover having to go down and place the liens, as well as going down to release them when/if paid, since these have to be filed in person.

Fireworks/Fourth of July:

Some neighbors complaining about the upcoming fireworks. Board agrees that there is not much we can do. We can enforce any kind of ban, even if the community agreed to levy one.

Park Sprinklers:

Kids are doing damage to the sprinkler heads. Don will fix it so that they go off after dark and before dawn, hopefully that will alleviate some of the problems. Also have to replace the timers.

Park:

Still having problems with standing water. Board agrees we need to put in some kind of drain. Don will look into this. It will most likely cost \$500-600.

Board Meeting minutes
August 12, 2009
7 PM

Members present: Don Pac, President; Doris Cirelli, Treasurer; Andi Charleville, Secretary; Flo Pac, ACC; Nate Williams, ACC; Sandra Thompson, Newsletter.

East Gate

Invoice issued, dated 7/29/9 in the amount of \$982.76 was discussed regarding unexpected charges. The Board agreed that half of the charges should be absorbed by Intermountain Contractors, and the Association would issue a check as payment in full for \$491.28.

Web Site

Our web site is being renewed. We are still having problems accessing site for entering information. Nate Williams will investigate.

Fall Owner Meeting

Meeting has been tentatively scheduled for September 19 , 2:00pm-4:00pm in the Park. If weather is not suitable it will be held in Don's garage.

ACC

Board agreed to assess daily fines of \$25, not to exceed \$100 to owners who refuse to comply with ACC requests. If not paid, the fine will be added to the owner's annual dues, plus interest.

ACC has dropped Steve Crandall as a member and added Nate Williams.

176th Widening

The County has advised us that work will begin in September, 2009. We must have fence removed prior to that start date. Flo & Doris will get signs made and posted announcing a two hour window of time for any owner wishing to remove plants for their use. They will set a date and time and monitor activity.

Block Watch

Sandra Thompson stated she has 13 block watch volunteers, but still much apathy among owners getting involved. The Board suggested that she limit her block watch to 66th St. and use following results as a pilot for future expansion of block watch.

Newsletter

Sandra Thompson reported that she has no input for information to be added to our next newsletter. The Board suggested that she wait until after the September owner meet to draft the next newsletter.

Next Board meeting will be September 9th, 7:00pm at Don's house

BOARD MEETING MINUTES
SEPTEMBER 10, 2009
7 PM

Present: Don Pac, President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Flo Pac, ACC;

Gate Security:

Don will get info on purchasing/installing a security camera and recording device for one or both gates. We had another issue with main gate being damaged, but no one knows who was responsible.

Homeowner's meeting:

Doris will send out reminder postcards for meeting. It's on Sept 26th at 2 PM in the park, or weather problem, in the Pac's garage.

On the agenda for that meeting is elections for President, and adding a vice-president.

2009 Dues:

the board has decided to carry any unpaid dues over instead of filing lien for next year. Due to lack of any response, the board will be filing a lien, however, on lot 133.

176th Widening Project:

It will cost \$200 for transplanting the shrubs that will need to come up. We need to get the fences down and the temp fencing in place.

**Homeowner's Meeting
Saturday, September 26, 2009
Community Park**

President Don Pac called the meeting to order at 2 PM.

Secretary Andi Charleville read the minutes from the last homeowner's meeting on March 16, 2009.

Financial Review:

Treasurer Doris Cirelli gave a treasurer's report.

2009 Dues: Total of \$23,975.00 billed for 2009. 99.5% was collected, leaving \$1,134 still outstanding. This consists of 4 houses in bankruptcy, will not be collected until the houses are re-sold.

We have 3 CDs totaling \$49,713.00 in reserves. Some will be spent when the 176th street widening project gets underway.

Doris handed out a full report and a Profit and Loss statement to all homeowners present.

Board elections:

President's position is up for re-election, and the board will also add a vice-president's position. Don Pac asked for nominees.

No one volunteered for the President position. Don Pac agreed to serve for another 3 years. Members present voted him back in.

Vic Forsberg volunteered for a Vice President position for a 1 year term. He was voted in by the members present.

Community report:

Don Pac reported on the condition of the community. We are still having problems with the retention and detention ponds. Since volunteers have not been forthcoming, we will have to pay for these ponds to be kept up to meet county standards.

The gates, particularly the east gate, continue to have maintenance problems. The west gate was recently shoved forcibly open by a unknown truck. The HOA had to pay to have fixed. We are awaiting a bill. Since no one can find out the driver of the truck, we will be unable to recover this money. Our insurance will not cover this. We have liability insurance only.

176th Street Widening:

Don is in contact with the project manager and his boss and is keeping up-to-date with the timeline. It looks at this point that project may start in Mid-October, or later.

The board is going to pay to have the fence around the retention pond taken down and the board kept for re-use. Don will check if our liability forces us to have temporary fencing around the ponds after the fence is removed. It was brought up that maybe the homeowner's that also face 176th would just pay the board and have a temporary fence put all the way along, instead of the homeowner's putting up 5 or 6 different fences.

It was also brought up that once the project is done, the Board should get with those homeowner's and get a consensus on the color of the stain on the new fences that will face 176th, so there is consistency in the color. Doris suggested that this also pertain to the fences facing the common areas in the community. Don agrees that according to the CCR's the portion of the fences facing 176th and the fences facing the community areas are the responsibility of the HOA.

Bushes that are presently outside the west gate and the fences will be transplanted in the next month or so, with the weather getting cooler. Our landscaper will be doing it.

ACC:

No report, but a request for more members. No one volunteered.

New business:

Don asked if anyone had any remarks to make about the 2 shifts the board had an off-duty officer doing security. Although she stopped some kids out after dark and also some folks running the stop sign coming in from the west gate. No homeowners present had any remarks or observations.

The members of the Board and the members present remarked on the lack of participation from the other homeowners in the community in coming to meeting or even seeming to care about the community.

One homeowner suggested that if we raise dues for 2010, we offer a coupon to any homeowner attending the meeting to get the "raise" deducted from the dues as a way of raising attendance. The board was intrigued with this suggestion and will look into the legality of it.

Another homeowner suggested sending letters to homeowner's with proxy votes, telling owner's that they needed to vote on whatever was being discussed for action and notifying them that if they didn't vote, it would be counted as a "yea" vote, also to increase participation. The board will discuss this option, too.

The meeting was adjourned.

**HOA BOARD MEETING
SATURDAY, OCTOBER 10, 2009
4 PM**

Present: Don Pac, President; Vic Forsberg, Vice President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Jodi Holder, Alternate; Sandy Thompson, Newsletter

Website:

Kim is taking back control of the website again. We will put up last 6 months of board meeting minutes and all correspondence with homeowner's will now be posted there.

Landscaping:

All replanting has been done to remove greenery from 176th and replanted in strip around west gate and leading into community. The Board paid \$250 for this to be done. Part of the sprinkler system in the area is exposed and broken. Don Pac will see about getting it fixed and recovered.

Park:

The fence around the park has been pressure washed and stained. Looks good.

Foreclosure yards:

The yards on the foreclosure houses is looking bad. The Board agrees to pay landscaper to mow the front portion only of these yards once before the dormant season sets in. We will revisit it again next year when spring returns. The fee for this will be added to the amount owed whenever the houses sell and escrow contacts the HOA for outstanding debts on the properties.

Correspondence:

Doris will look into pricing for bulk mailing to see if it is cheaper than regular mailing.

Newsletter:

The Board agrees to send out one last newsletter in a mailing, along with minutes from the homeowner's meeting in the park, and a letter the board has drafted to all homeowners. All future correspondence, including minutes, newsletters and notices, (except dues invoices), will be posted on the website.

Gate Openings:

Discussion was raised that one or two households are taking unfair advantage of the requests to open the gates for yard sales, compromising the security of our community. The Board has decided to adopt a new rule that gate openings in regards to yard/garage sales only are now limited to one day per quarter per house. Opening requests for other reasons, such as parties and celebrations, will not be affected by this rule. Except for the community garage sale in July, the East Gate will NEVER be left open in this manner. We will notify Fred that if anyone requests him to open the East gate, he should direct those requests to the Board.

Signs:

We need to order a sign for the East Gate, prompting all delivery drivers to go the the West Gate since mapping systems in the WorldWideWeb keep leading folks to the East Gate. Doris will order that, as well as two signs, one for each gate, advising that "Tustin Ranch is a no-solicitation community". Hopefully, this will cut down on the door-to-door salespeople.

ACC Committee:

Flo gave an update on the committee. Only 3 people are showing up at the meetings, so Flo had decided to drop the other two members, and the ACC will function with only 3 members. They will do a last run-through of yards before winter sets in, to see if any need to be handled before the dormant

season.

She brought up, at the request of the ACC that they wondered if, when we replace the fence around the retention ponds after the 176th project is done, about maybe going with wire instead of board. The Board indicated some reluctance to that idea.

The ACC also had an idea for having a community Christmas Decoration contest, and offering prizes.

The Board agreed that this would be a good idea and agreed that we would be willing to discuss authorizing monies to purchase the prizes. The contest will be the ACC committee's baby, but no member of the Board or the ACC committee should be able to be considered for the prizes.

Dues:

Dues for 2010 will be raised 10% to a total of \$192.50. It was agreed that all outstanding dues, fees, etc, owed by any homeowner for 2009, will be added to the 2010 invoices when they go out.

Homeowner's Meetings:

The Board agrees that due to apathy by homeowner's, we will henceforth, only be holding one homeowner's meeting per year, in the park, sometime in summer.

Next meeting:

The next Board Meeting will take place on November 9th at 7 pm. Jodi Holder will be attending and doing Treasurer's duties while Doris Cirelli is out of town from Oct 27th until December 5th.

- November 9, 2009

Board members present:

Don Pac, President

Vic Forsberg, Vice President

ACC members present:

Flo Pac

Nate Williams

Owners present:

Nathan Kane

Amber Bishop

Owner Christmas Lighting Contest

The Board approved a monetary award of \$75, \$50, & \$25 for first, second & third place winners as selected by owner vote as submitted in ballot box. Notices of contest and rules will be distributed Thanksgiving weekend. Winners will be selected before Christmas. The ACC and the Board will be considering another home owner contest in the spring for best landscaped/groomed yards.

Foreclosure homes yard condition

Board approved an expenditure of \$100 to cut/clean yards in four foreclosure homes. These yards are very unsightly and degrade the appearance of our community. The Board will attempt to recover these costs by billing banks that own the property.

Web-Site

Our internet site, tustinranchhoa.com has been updated to show six months of Board Meeting Minutes, and semi-annual owner meeting minutes. Site also provides owners the ability to communicate with Board members via email. Anyone experiencing problems with the website should email Kim at _exide99ford@hotmail.com

Participating Owners

Two owners choose to take the time to attend our Board meeting and participate in discussions. This is pretty much a first for owner participation at our Board meets.

**HOA BOARD MEETING
WEDNESDAY, DECEMBER 16, 2009
7 PM**

Present: Don Pac, President; Vic Forsberg, Vice President; Andi Charleville, Secretary; Doris Cirelli, Treasurer; Flo Pac, ACC Committee; Sandy Thompson

Qwest easement:

Due to the 176th street widening, Qwest is losing 5 feet of easement, so have requested the Board giving rights to 5 feet of easement at the model home cul-de-sac. Since this will not impact any homeowners, the Board agrees to grant this request.

December decoration contest:

The number of homes being decorated this year has improved, possibly due to the contest being held. The deadline for homeowner's to cast their vote is Sunday, December 20th. Flo will pick up the ballots and she and Sandy Thompson will count them and have the winning houses available for Monday, December 21.

Winning homeowner's will be presented with their checks and a sign for their yards on the 21st. Pictures of the winning houses will be taken and put up on the website. Don will be in charge of getting/creating the signs for the winning yards.

Lighting at 176th:

It was discussed that with the widening project going on and the streetlights being taken down, it is difficult during night hours to see the entrance to the gates from 176th. Several options were discussed about how we could rectify this as a temporary fix until the widening project is complete. Don will go down with Larry Thompson and discuss power issues and try to arrange for some way to light the driveways.

Fences at 176th:

A brief discussion of what the Board will need to do and pay to replace the fence once the 176th street widening project is complete. Don mentioned that once we have to redo the fences around the ponds and the outside of the community, we should expect to pay a bit in order to get the best fence we can. Once the fences are up by the HOA and the owners affected, it is the HOA duty to maintain the EXTERIOR of the fences. We will need to remind the affected owners at that time that they should not stain the exterior, as the HOA will take care of it so that the exterior stain of all the fences match.

Homeowner hints:

It was discussed that as the weather gets colder, many homeowners in the community are not aware of facts about shutting off water valves in their garages to prevent freezing. A suggestion was made that maybe a "Helpful Hints" page could be added to the website.

2009 Dues:

Lot 084 has paid the remainder of their dues. We still have several homeowners who are in foreclosure and can do nothing about them at this time.

2010 Dues:

Dues are going up 10% to total \$192.50. The invoices are due to go out January 1, 2010 and are due by January 31, 2010. Any homeowners who contact the board and arrange any kind of payment plan other

than full payment will pay a \$5/per payment service fee, plus interest on the outstanding amount. Any owners who do not make the January 31 deadlaine and do NOT contact a board member to arrange payments, will be subject to a \$10/per month late fee, plus interest. This insures fairness to all members. This will all be detailed in the invoices that go out.