



Tustin Ranch HOA – Board Meeting

02/09/16

Topics of discussion

1. Yard expo – Schedule for April 23 the day after Earth day in the park.
  - a. Flyer, facebook post, add to website, sign on the front gate. Bouncy
2. National night out – Tustin ranch picnic, bouncy house, carnival, bbq. Lindy will lead this.
3. Consider cameras and DVR at the main gate and improved lighting.
4. Put neighborhood watch sign at the main gate and Neighborhood patrol.
5. Letter out to residents. Lock car doors, garage door remotes, gate remotes
6. Basketball hoops will be put up as soon as the weather allows
7. Main gate needs new hinges at the main gate.
8. Look at putting rocks in front of the settling pond.
9. Motion lights on the side of the Presidents house to illuminate the park.
10. We are adding long distance to the Rainer phone service for the gate so cell phones or long distance will work.
11. Fence replacement on 69<sup>th</sup>. Purchase materials and plan for a nice day.
12. Deposits on dues, \$8700 collected so far.



### **Tustin Ranch HOA Board Meeting 3-8-16**

1. Yard Expo – Activities, bbq – provide hot dogs, hamburgers and Soda. Bouncy house.
2. Try to have the basketball hoops done by the Yard Expo.
3. Camp out in the Park. Tustin Ranch Campout. Movie in the park. Fire pits. August 13<sup>th</sup>. 11 PM  
Quit time.
4. July 8-10<sup>th</sup> Yard Sale.
5. July 4<sup>th</sup> is a Monday.
6. Fences that need to be fixed next Saturday, Jason and Steve 9am.
7. We have long distance on the dialer and it will be tested.
8. Dues collected so far to date - \$16732 out of \$42,600.
9. Checking balance \$24,500. Savings \$1174. 3 CDs totaling \$50,500. Total \$76,165.61.
10. Don filed the income taxes for the HOA. Taxes are done.
11. 3 liens are on file. Lot 133 for \$1,796.96, Lot 132 \$1181.28 w/ one on record for \$704 for a total of \$1885.28 and Lot 72 for \$4915.10.
12. Carlos – Lawn care, in 2014 we were paying \$437.60 per month. Currently paying \$569.40.  
Need to come up with Scope of work for lawn care and maintenance require. Trimming, weeding, mowing, garbage cleanup on 176<sup>th</sup>.
13. Book keeper – get quotes for keeping books.
14. Next meeting April 5<sup>th</sup>, 2016 at 6:30 PM.
15. Put meetings on the website.

#### Action Items

1. Jason and Steve are going to fix the leaning fences next Saturday and set the basketball.



### **HOA Board Meeting 4/5/16**

1. Yard Expo turned into community BBQ.
2. Updated residents in the dialers.
3. Have the basketball hoops done by the Yard Expo.
4. Discussed campout in the Park. Tustin Ranch Campout. Movie in the park. Fire pits. August 13<sup>th</sup>. 11 PM Quit time.
5. July 8-10<sup>th</sup> Yard Sale.
6. July 4<sup>th</sup> is a Monday.
7. Talked about fences that need to be replaced next to the small park.
8. Move picnics tables and cut the tree down after it has finished blooming. – Postponed
9. Dog at large complaints have been an issues. We are going to issue a notice and if the violation isn't correct there will be a \$25 per day.
10. Garbage cans – 1 notice will be given, after this there will be a \$25 fine issued per occurrence after Thursday. Notice will be put on the door.
11. We will test out a garbage can in the park.
12. Dues collected so far to date **\$23432** out of **\$42,600**.
13. 3 liens are on file. Lot 133 for \$1,796.96, Lot 132 \$1181.28 w/ one on record for \$704 for a total of \$1885.28 and Lot 72 for \$4915.10.
14. The board voted to have Carlos do the lawn care for the next three years for \$580 per month.
15. Next meeting May 5<sup>th</sup>, 2016 at 6:30 PM.
16. Schedule a Home Owners meeting at the next meeting in the park.

### **Action Items**

1. Don is going to contact Stephani McGee to do the sign and truck for the garage sale.
2. Sara is going to make up a flyer for summer events.



### **HOA Board Meeting 5/7/16**

1. Talked about encouraging home owners to get their lawns mowed.
2. Basketball hoops. This week.
3. Discussed campout in the Park. Tustin Ranch Campout. Movie in the park. Fire pits. August 13<sup>th</sup>. 11 PM Quit time. Burgers, hot dogs, chips and soda.
4. July 8-10<sup>th</sup> Yard Sale.
5. July 4<sup>th</sup> is a Monday.
6. Fences – contract Carlos and order materials.
7. Holding ponds – Talk to Carlos and see what he would charge. Organize cutting party. Steven is going to try and organize a few people.
8. Don is going to follow up on renewing the insurance.
9. Jason will grease the gates and fix the swing.
10. Check for \$314 received from collections for 132.
11. Dues collected so far to date **\$25700** out of **\$42,600**.
12. Checking \$27,286, Savings \$1,174, CD \$5,985, \$13,409 and \$31,550 for a total of \$79,404.
13. 3 liens are on file. Lot 133 for \$1,796.96, Lot 132 \$1181.28 w/ one on record for \$704 for a total of \$1885.28 and Lot 72 for \$4915.10.
14. Next meeting June 14, 2016 at 6:30 PM.
15. Home owners meeting is tentatively scheduled for June 18<sup>th</sup> , 12:00 PM.

### **Action Items**

1. Jason will contact Carlos regarding fence and holding ponds
2. Sara will make up a sign for Home owners meeting.
3. Jason will grease the gates.
4. Leo, will bait the bait stations. Jason will order some more bate.



### **HOA Board Meeting 7/28/16**

1. Discussed hiring a bookkeeper to keep track of expenses and relieve Don. Don and Jason is going to meet up with a bookkeeper.
2. We finished 620' of fencing so far this year. There is only one section to finish and we have the caps to put on the posts. We are contemplating staining. Stopping there for 2016.
3. Main gate needs to be greased. Chris Goff will do them once a month.
4. Discussed campout in the Park. Tustin Ranch Campout. Movie in the park. Fire pits. August 13<sup>th</sup>. 11 PM Quit time. Burgers, hot dogs, chips and soda.
5. Holding ponds – Schedule to cut at the end of September.
6. Dues collected so far to date **\$25700** out of **\$42,600**.
7. Checking \$4,101, Savings \$1,174, CD \$5,586, \$13,410 and \$31,597 for a total of \$55,868.
8. 2 liens are on file. Lot 133 for \$1,796.96, Lot 132 \$1181.28 w/ one on record for \$704 for a total of \$1885.28 and Lot 72 for \$4915.10 was released because it was bought in foreclosure.
9. Pop up trailers need to be stored in the garage or behind the gate. They will be addressed by the ACC.
10. Next meeting August 18, 2016 at 6:30 PM.

#### **Action Items**

1. Jason will finish the fence on 69<sup>th</sup> Ave Ct E and will put on the fence post caps.
2. Jason will also rebait the bait stations for the holding ponds.
3. Chris Goff will grease the gate once a month.



### **HOA Board Meeting 9/1/16**

1. Bookkeeper was hired to send invoices and reconcile accounts.
2. We discussed overdue accounts and billing and how to handle them. Overdue accounts will be bill out once more and will be sent to collections after the first of the year.
3. Towing policy – we will come up with an advice note that parking on street is for guest only and is for 24 hours. After 48 hours the vehicle subject to tow. “Friendly reminder” A spread sheet will be maintained.
4. Replace handle east man gate.
5. We need more grease for the grease gun to grease the gates.
6. Install poop stations.
7. Finish installation of fence post caps. Finish section of fence on 69<sup>th</sup> Ct E.
8. Holding ponds – Scheduled to cut at the end of September.
9. Dues collected so far to date **\$32400** out of **\$42,600**.
10. Checking \$4,977 Savings \$1,174, CD \$5,586, \$13,410 and \$31,597 for a total of \$56,744.
11. 2 liens are on file. Lot 133 for \$1,796.96 was a foreclosure and was lost, Lot 132 \$1181.28 was also a foreclosure and lost.
12. Next meeting September 22, 2016 at 6:30 PM.

### **Action Items**

1. Jason will finish the fence on 69<sup>th</sup> Ave Ct E and will put on the fence post caps.



**HOA Board Meeting 9/22/16**

**Members Present: Don Pac, Jason Cohn, Leo Simon and Lindy Turpin**

1. Repair old sign \$500-\$750. All vote yes
2. Contract Carlos to mow the strip on 69<sup>th</sup> Ct E. and fertilize for \$125 per month. All vote yes.
3. Fix concrete in the basketball court and on the sidewalk.
4. Turn sprinklers off on the 1<sup>st</sup> October.
5. Consider/research putting in guest/overflow parking on 177<sup>th</sup>.
6. Don, is going to meet with the account next week to go over the overdue accounts.
7. Replace handle east man gate. Outstanding.
8. Poop stations installed and appreciated.
9. All fencing has been finished for the year.
10. Holding ponds – Scheduled to cut at the end of September.
11. Checking \$9,129.59 Savings \$1,174.84, CD \$5,586.71, \$13,412.5 and \$31,597 for a total of \$60,900
12. Next meeting October 20, 2016 at 6:30 PM.

**Action Items**

1. Jason will make up a spreadsheet for Leo to use for parking enforcement.



**HOA Board Meeting 10/20/16**

**Members Present: Don Pac, Jason Cohn, Leo Simon and Lindy Turpin**

1. New sign is almost complete. Will install in the next couple of weeks.
2. Three holding ponds are finished and the fourth near the gate will be finished as soon as the weather clears.
3. Need to seed strip on 69<sup>th</sup>.
4. Consider/research putting in guest/overflow parking on 177<sup>th</sup>. We are gathering information. Lindy will follow up with the county.
5. Everything has been transferred to the book keeper. Further receipts will be sent to the book keeper with the board being cc'd.
6. Late payment letters will be sent out in November.
7. Replace handle east man gate. Outstanding – Jason will acquire
8. Checking \$6,187.36 Savings \$1,174.85, CD \$5,586.94, \$13,412.5 and \$31,645.68 for a total of \$58,007.33.
9. Next meeting November 17, 2016 at 6:30 PM.

**Action Items**

1. Jason will make up a spreadsheet for Leo to use for parking enforcement.