

THE GRANT RANCH MASTER HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 15, 2009

EXECUTIVE SESSION

The Executive Session with legal counsel present was held at 6:30 p.m. Executive Session concluded at 7:05 p.m.

CALL TO ORDER

The meeting was called to order at 7:06 p.m. Board members in attendance were Chad Otto, Steve Crane, T. Jack Anttonen, Melissa Wood, Bill Hoeltgen, Don Lindsly, and Ross Marzolf. Also in attendance were Village Center Manager Cindy Shewmake-Torrey, Assistant Village Center Manager Norma Watkins, and Trish Harris representing HindmanSanchez. In attendance from MSI, LLC was Lori Huffman.

ELECTION OF OFFICERS

Steve Crane motioned to re-elect the current slate of officers with the exception of the Vice President. The motion was seconded and carried with a vote of 5-2, with Don Lindsly and T. Jack Anttonen opposed.

T. Jack Anttonen motioned to re-elect Steve Crane as Vice President. The motion was seconded and carried with a vote of 6-1, with Steve Crane opposed.

The following Board Members were elected to the following positions:

- Chad Otto, President
- Steve Crane, Vice President
- Ross Marzolf, Treasurer
- Melissa Wood, Secretary
- Bill Hoeltgen, Member at Large
- T. Jack Anttonen, Member at Large
- Don Lindsly, Member at Large

OPEN FORUM

Dave Tooley, 5815 W. Harlan Way, attended to appeal the denied Design Review Committee decision on his painting Design Review Request.

Suspension of Privileges - There were no suspensions of privileges at this meeting.

STANDING COMMITTEES

Lake Committee – The report from the Lake Committee was tabled until the January 2010 Board Meeting.

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COMMUNITY MANAGER'S REPORT

Problem Properties Report – Lori Huffman presented the Problems Properties Report, with no further action taken.

Inspection Report – Lori Huffman presented the Covenant Violation Report. The Board reviewed the report, with no further action taken.

OPEN FORUM RESPONSES

5815 W. Harlan Way - Chad Otto motioned to have Melissa Wood review the paint colors from the request and to give her authority to deny or approve the request. The motion was seconded and carried unanimously.

REPORTS OF OFFICERS AND DIRECTORS

Director's Reports

Cove Update – Ross Marzolf informed the Board that an agreement has been signed with The Cove and they will be making monthly payments.

Joseph W. Bowles Reservoir Company Annual Shareholders Meeting Update – Ross Marzolf and Don Lindsly updated the Board on their attendance at the Annual Shareholders Meeting.

Treasurer's Reports

Financials – Ross Marzolf reviewed the November 2009 financial statements and Treasurer's Report.

Review of Checks – Ross Marzolf motioned to approve the Paid Invoice Listing as shown. The motion was seconded and carried unanimously.

APPROVAL OF PREVIOUS MINUTES

The minutes from the November 17, 2009 Board of Directors meeting were unanimously approved as written.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:03 p.m.

NEXT MEETING DATE, TIME & LOCATION

The next Board of Directors meeting will be held on Tuesday, January 19, 2010 at 6:30 p.m. at the Village Center.