

THE GRANT RANCH MASTER HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 19, 2010

EXECUTIVE SESSION

The Executive Session with legal counsel present was held at 6:30 p.m. Executive Session concluded at 6:52 p.m.

CALL TO ORDER

The meeting was called to order at 7:00 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.

OPEN FORUM

Suspension of Privileges – Bill Hoeltgen motioned to suspend voting rights and privileges for 7700 W. Grant Ranch Blvd. #3B, 5637 S. Gray St., 5678 S. Ingalls St., 5476 S. Gray St., and 5509 S. Eaton St., since the homeowners were 90 days past due in payment of assessments. The homeowners did not attend the meeting. The motion was seconded and carried unanimously.

STANDING COMMITTEES

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

Buildings and Grounds Committee –

- 2010 Tree Pruning Approval - Cindy Shewmake-Torrey presented a proposal from CoCal Landscape for the 2010 Tree Pruning. Bill Hoeltgen motioned to approve \$15,500.00 for 2010 Tree Pruning. The motion was seconded and carried unanimously.
- 2010 Spring Flower Approval - Cindy Shewmake-Torrey requested approval to have CoCal Landscape complete the 2010 spring flowers for the islands and entrances. Bill Hoeltgen motioned to approve the 2010 Spring Flower enhancements with expenses not to exceed \$10,600.00. The motion was seconded and carried unanimously.
- Village Center Landscape Enhancements - Cindy Shewmake-Torrey presented a proposal from Keesen Enterprises for landscaping enhancements to the entry way of

the Village Center. T. Jack Anttonen motioned to approve the proposal not to exceed \$5,500.00. The motion was seconded and carried with a vote of 6-1, with Steve Crane opposed.

Historical Committee - Cindy Shewmake-Torrey requested the establishment of a Historical Committee to document and share Grant Ranch's rich history. Bill Hoeltgen motioned to establish a Historical Committee. The motion was seconded and carried unanimously.

HEARINGS

5330 S. Gray St. - Unauthorized Number of Animals, Garage Door Repair, and Need to Paint – Homeowner Jeff Long arrived at 7:35 p.m. attend a hearing regarding the number of dogs at his residence, the need for garage door repair, and the need to paint his home's railing. MSI also presented email correspondence from the homeowner. Jeff Long stated that the railing had been painted over the weekend.

Bill Hoeltgen motioned that the Association take no further action on the unauthorized number of animals since two of the 4 dogs were no longer at the residence and that the remaining two dogs would be allowed to remain on the property. The motion was seconded and carried unanimously.

Bill Hoeltgen motioned that Jeff Long would need to decide on a garage door and re-submit a Design Review Request Form within two weeks, and then he would have 30 days to replace the garage door after receiving approval from the Design Review Committee. The motion was seconded and carried unanimously.

STANDING COMMITTEES

Building and Grounds Committee – The Board discussed possible future Capital Improvements. Ross Marzolf motioned to give Cindy Shewmake-Torrey approval to get cost estimates for doing the Backyard Plan with a cost for the estimates not to exceed \$2,500.00. The motion was seconded and carried with a vote of 6-0-1, with T. Jack Anttonen abstaining.

East Deck – The Board directed Cindy Shewmake-Torrey to provide comparison costs at the February Board Meeting for various deck options: replacing the East deck only, replacing the East deck and adding a roof; and for replacing the East deck with reinforcements for adding a roof at a later time.

Steve Crane motioned to not do a roof on the East deck. There was no second to the motion, therefore the motion died.

Bill Hoeltgen motioned to proceed with replacement of the east deck this spring with reinforcements to support a possible future roof with a maximum cost not to exceed \$75,000.00. The motion was seconded and after further discussion, Bill Hoeltgen withdrew the motion.

COMMUNITY MANAGER'S REPORT

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

Inspection Report – Lori Huffman presented the Covenant Violation Report. The Board reviewed the report and requested 5615 S. Eaton St. be turned over to the attorney for covenant violations for unsightly storage and excessive weeds violations.

REPORTS OF OFFICERS AND DIRECTORS

President's Reports

Design Review Committee - Chad Otto motioned to appoint the following people to the Design Review Committee: April Bender, Craig Karn, Tim Dunn, Kurth Lancaster from Consilium, and Melissa Wood (GRHOA). The motion was seconded and carried with a vote of 6-0-1, with Melissa Wood abstaining.

Director's Reports

Cove Update – Ross Marzolf informed the Board that a payment of \$2,000.00 had been received from The Cove.

Treasurer's Reports

Financials – Ross Marzolf reviewed the December 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 December 15, 2009 Board of Directors meeting were unanimously approved as written.

The minutes from the December 8, 2009 Annual /Budget Ratification meeting were approved as amended for presentation to owners at the next Annual meeting, with Melissa Wood abstaining, with the following changes:

On page 1, under Open Forum, paragraph 2, line 4, insert “his opinion of” between “to” and “the disadvantages”. In the same line change “is” to “are”.

On page 2, under Open Forum, paragraph 3, line 1, insert “Joseph W. Bowles Reservoir Company” between “the” and “share”.

On page 3, under New Business, paragraph 2, line 3, delete “. The” and insert “therefore the” between “presented” and “2010”. In line 4, change “are hereby” to “were”.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:25 p.m.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on Tuesday, February 16, 2010 at 6:30 p.m. at the Village Center.