

Piñon Ranch Homeowner's Association (HOA)
Board of Directors Meeting
August 24, 2005

Attending:

Christine Bauers
Jeff Beard
Mitzi Higham
Vince Maione
Anne Westbrook

Unable to Attend:

Jamie Brown
Alan Weyhrauch

Secretary's Report

Minutes from the June meeting approved.

President's Report

Covenant violations: The letters sent out in June has been satisfied. Another letter will be sent to 5470 Flag Way about completing the re-landscaping after repair of the water main. The owner will need to inform the HOA about his plans, including schedule, for completing the work.

One new letter for weed violations will be sent to 5510 Sample.

The board discussed the parking variance for 5465 Flag Way. A special one-year variance was granted last year and is now expiring (August 31, 2005). The HOA board has not received a new application for the variance and voted not to extend the variance. A letter will be sent to the property owners informing them of the decision. The primary reasons for the board's decision include: the homeowners have not been abiding by the terms of the original variance, and consistency/fairness for all homeowners in the neighborhood.

Treasurer's Report

Current Bank Balance: The balance in the account is \$7457.11 as of August 17, 2005. See the Treasurer's Report distributed at the meeting for expenditures since last meeting.

AAA Liaison Report

The HOA has received letters/plans from everyone who is making changes to the exterior of their property. One exception is the repainting of gutters on 5575 Flag. The owners are painting a color similar to the original, so approval is not required.

Vice Presidents' Report:

HOA Dues: All HOA dues for 2005 have now been received. The next step will be to complete the paperwork releasing the lien on the final property to pay.

Neighborhood Meeting:

The annual Pinon Ranch Neighborhood meeting will be held Wednesday August 31, 2005 in Pinon Valley Park at 6:30. The following will be discussed:

- Introduction of current board members
- Budget
- Common area maintenance and plans
- Need for Web site
- Call for new board members for next year

Christine will post signs on both Sample Way and Flag Way to let residents know about the meeting. Notices will also be posted on the mailboxes in the neighborhood. Christine also will take charge of providing light refreshments for the meeting.