

*Tierra Colinas Board Meeting Minutes  
November 10, 2010*

in attendance: Ron Billingsley, Jake Greene, Cris Phillips, Ann Bitter and Maria Borden  
Dee Hall (head of architectural committee) arrived at 7:25 pm

Homeowners in attendance: Sharon and Bill Peterson

**Meeting began at 7:00 pm.**

Approval of minutes: Approved w/correction of Jake's last name which was misspelled. Insert Carol's last name (Raymond) who is one of the owners of the Rail Road. Ron approved, Maria 2<sup>nd</sup>.

Treasurer's Report: Balance of 10/30/10 was \$17,493.43. Savings account \$15,044.78  
Ann to file liens on Grimm, Reynolds and Kingman for non-payment of dues.

Roads Report: Weed removal done by Ron. We still need more moisture to do a proper grading, plus the grader's engine blew up and it's being fixed – 4 week time frame. Interior roads, Ron will grade. Base course will be required in certain areas.

SRR update: 11/18 removal of the cattle guard to take place. 11/23 Paving of the 50 feet on both sides of the tracks. 11/24 RR signage to be installed.

SRR roads committee: Let's hire John Hays an HOA attorney to look into a model for a roads assoc. Board has given Jake the ok to spend up to \$2500 for legal advice and for John to research old plats, title policies, etc. Let's get the other subdivisions together, Rosa Linda, Rancho San Lucas, Silver Saddle, etc. This Saturday 11/13 there will be a meeting at Jim Garlands house at 3 pm. Jake Greene will represent T.C. Bob Holzer will represent Rancho San Lucas & Dave Walters will represent Spur Ranch. We don't think a tax assessment would work. It would require 66% approval, we'll need bids for bonds, county is not lending \$ and they are not fans of these special assessments; hence a road assoc. might work.

John Hawkins – Ann to call John. His spec home on Lot 1 needs to be re-listed again per the 2008 agreement. We need a response in writing with an update. Ann to call Jeff Jones the attorney who handled this mediation back in 2008. Scott Rivers is still in violation with his debris out front of his home. Dee Hall sent him a letter. Also the renters in John and Mary Latka's house need to try and park their cars in the garage; after all it is a 6 car garage. Don't know if we can enforce that since a lot of homeowners currently leave their cars parked outside.

Tierra Bello – Joe Miller has been tabled for November. He hasn't met any of the conditions per the county. December 6<sup>th</sup> is the next meeting. Ann will verify if he is on the agenda.

2011 Budget – Ann and Cris to get together to discuss final budget before mail out to owners. Discuss at next meeting, December 8<sup>th</sup>. Approve at meeting. Mail out by December 16<sup>th</sup>. Annual meeting will be Tuesday, January 18<sup>th</sup> 2011 at 7 pm. Do we have the Rail Yard room reserved? Maria to send Cris and update w/new names of buyers who have recently purchased homes in T.C. Billy made a suggestion to raise dues in 2012. Dee suggested adding solar panel lingo; amending our covenants. Suggestions for future board members since Ann & Maria's positions/terms expire.

*Respectfully submitted - Maria Borden*