

## No Quorum

- I. CALL TO ORDER:
- II. ATTENDANCE:
- III. AGENDA:
- IV. MINUTES:
- V. FINANCIAL REPORTS:
- VI. MANAGEMENT REPORTS:
- VII. NEW BUSINESS:
- VIII. UNFINISHED BUSINESS:
- IX. ADJOURNMENT:

Next meeting will be held on April 17, 2006.

Lance Martin  
Manager/Recording Secretary

MINUTES

**I. CALL TO ORDER:**

The Board of Directors Meeting was called to order at 7:05 p.m. by President Neal Malsom.

**II. ATTENDANCE:**

Directors present: Neal Malsom, Laura Shortall, Jeffrey Mills and Thomas Hintz.

Directors absent: Melissa Feather.

Management Present: Lance Martin.

**III. AGENDA:**

It was moved and seconded to approve the meeting agenda. Motion carried.

**IV. MINUTES:**

It was moved and seconded to approve the minutes from the January 30, 2006 Board of Directors meeting.  
Motion carried.

**V. FINANCIAL REPORTS:**

It was moved and seconded to approve the financial reports for January 2006 subject to audit. Motion carried.

**VI. MANAGEMENT REPORTS:**

It was moved and seconded to approve the ACC Request for 17725 Copper Queen/Malsom to reconstruct patio and patio cover subject to the request as submitted. Motion Carried.

It was moved and seconded to approve a Horse Expo and Clinic at the Equestrian Center sponsored by Margie Mathews on April 23, 2006. Motion Carried.

It was moved and seconded to approve a Horse Play Day at the Equestrian Center sponsored by Laura Shortall on April 1, 2006. Motion Carried.

**VII. NEW BUSINESS:**

No action items.

**VIII. UNFINISHED BUSINESS:**

No action items.

**IX. ADJOURNMENT:**

The meeting was adjourned at 9:15 p.m.

Next meeting will be held on April 17, 2006.

Lance Martin  
Manager/Recording Secretary

MINUTES

**I. CALL TO ORDER:**

The Board of Directors Meeting was called to order at 7:41 p.m.

**II. ATTENDANCE:**

Directors present: Neal Malsom, Laura Shortall and Thomas Hintz.

Directors absent: Melissa Feather.

Management Present: Lance Martin

It was moved and seconded to appoint Jeffrey Mills to fill the vacant Director at Large seat. Motion carried.

**III. AGENDA:**

It was moved and seconded to approve the meeting agenda. Motion carried.

**IV. MINUTES:**

It was moved and seconded to approve the minutes from the October 17 and November 21, 2005 Board of Directors meeting. Motion carried.

**V. FINANCIAL REPORTS:**

It was moved and seconded to approve the financial reports for October, November and December 2005 subject to audit. Motion carried.

**VI. MANAGEMENT REPORTS:**

It was moved and seconded to table action on the proposed Bylaw and CC&R Revision until the February Meeting. Motion Carried.

It was moved and seconded to approve the ACC Request for 23090 Piedras/Booker to add to the existing tree house in back yard subject to the request as submitted. (Owner completed items on conditional approval from 6-20-2005). Motion Carried.

It was moved and seconded to approve the ACC Request for 17725 Copper Queen/Malsom to replace the existing wood split rail fence with matching vinyl. (Original request submitted in June 2005, motion is clean up only). Motion Carried.

It was moved and seconded to approve the ACC Request for 17793 Copper Queen/Mills to add replace the existing split rail fence with matching vinyl. (Original request submitted in August 2005, motion is clean up only). Motion Carried.

It was moved and seconded to approve the ACC Request for 23335 Piedras/Thornton for a new garage and garage conversion as submitted. Motion Carried.

It was moved and seconded to approve the ACC Request for 17576 Copper Queen/Paci to add replace the existing split rail fence with matching vinyl. Motion Carried.

It was moved and seconded to audit the petition signatures that were submitted allowing three split rail fencing in addition to two rails around the perimeter and trail of a homeowner's property. Petition was submitted by homeowner David Thompson. Motion carried.

It was moved and seconded to approve the ACC Request for 17793 Copper Queen/Mills to build a wooden shed to replace existing barn. Shed to be painted to match house. Motion Carried.

It was moved and seconded to explore a SRR website and electronic newsletter. Motion Carried.

It was moved and seconded to explore the Western Municipal Water District model for "Water Wise" irrigation and landscaping and present to SRR Homeowners for consideration. Motion Carried.

**VII. NEW BUSINESS:**

No action items.

**VIII. UNFINISHED BUSINESS:**

No action items.

**IX. ADJOURNMENT:**

The meeting was adjourned at 9:20 p.m.

Next meeting will be held on February 20, 2006.

Lance Martin

Manager/Recording Secretary

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**MINUTES**

**I. CALL TO ORDER:**

This special organizational meeting of the Board of Directors was called to order at 7:40 p.m. by Neal Malsom.

**II. ATTENDANCE:**

Directors present: Neal Malsom, Laura Shortall, Thomas Hintz.  
Directors absent: Melissa Feather.  
Management present: Lance Martin.

**III. ELECTION OF OFFICERS:**

It was moved and seconded to accept the following Slate of Officers:

President:	Neal Malsom
Vice President:	Laura Shortall
Secretary:	Melissa Feather
Treasurer:	Thomas Hintz
Director at Large:	Vacant

Motion Carried.

**IV. ADJOURNMENT:**

It was moved and seconded to adjourn the meeting at 7:40 p.m. Motion carried.

The next meeting of the Board of Directors will be held on February 20, 2006, at 7:00 p.m. at the Equestrian Center.

Lance Martin  
Manager/Recording Secretary

MINUTES

- I. **CALL TO ORDER:** This Annual Meeting of the Homeowners was called to order at 7:05 p.m. by President, Craig Schueller.
- II. **ATTENDANCE:** A Quorum was established with 26 Homeowners present in person or by proxy. Directors present: Neal Malsom, Laura Shortall and Craig Schueller. Directors absent: Leo Ambrosini and Melissa Feather. Management Present: Lance Martin
- III. **MINUTES:** It was moved and seconded to approve the minutes of the Annual Meeting held January 20, 2005 adjourned from January 13 2005 Motion Carried.
- IV. **ELECTION OF DIRECTORS:**  
A statement was made by management that cumulative voting is permitted in this election. All homeowners present verbally acknowledged cumulative voting.  
  
It was moved and seconded to place into nomination for 2006 Director the name of Neal Malsom. Motion carried.  
  
It was moved and seconded to place into nomination for 2006 Director the name of Laura Shortall. Motion carried.  
  
It was moved and seconded to place into nomination for 2006 Director the name of Thomas Hintz. Motion carried.  
  
It was moved and seconded to place into nomination for 2006 Director the name of Melissa Feather. Motion carried.  
  
A motion to close nominations was made and seconded. Motion carried.  
  
The following Directors were elected by Proclamation: Neal Malsom, Laura Shortall, Thomas Hintz and Melissa Hintz.  
  
The 2006 Operating Budget was available for review.
- V. **UNFINISHED BUSINESS:** None.
- VI. **NEW BUSINESS:** None.
- VII. **ADJOURNMENT:** The meeting was adjourned at 7:32 p.m. The next Annual Meeting of the Santa Rosa Ranchos Homeowners will be tentatively scheduled for the Third Monday of January 2007.

Lance Martin  
Manager/Recording Secretary

MINUTES

- I. CALL TO ORDER:  
No Quorum.
- II. ATTENDANCE:
- III. AGENDA:
- IV. MINUTES:
- V. FINANCIAL REPORTS:
- VI. MANAGEMENT REPORTS:
- VII. NEW BUSINESS:
- VIII. UNFINISHED BUSINESS:
- IX. ADJOURNMENT:

Next meeting will be held on **Monday January 16, 2006** at 7:00 p.m. at the Equestrian Center.

Lance Martin  
Manager/Recording Secretary

MINUTES

**I. CALL TO ORDER:**

The Board of Directors Meeting was called to order at 7:10 p.m.

**II. ATTENDANCE:**

Directors present: Craig Schueller, Leo Ambrosini, Neal Malsom and Laura Shortall.

Directors absent: Melissa Feather.

Management Present: Lance Martin

**III. AGENDA:**

It was moved and seconded to approve the meeting agenda. Motion carried.

**IV. MINUTES:**

Approval deferred.

**V. FINANCIAL REPORTS:**

Approval deferred.

**VI. MANAGEMENT REPORTS:**

The Board of Directors received approximately two hours of Homeowner input and comments on the Proposed Bylaw and CC&R's Revision.

It was moved and seconded to deny the ACC Request to replace a replace existing two rail wood fencing with three rail vinyl fencing at 17985 Copper Queen/Thompson. Motion Carried.

**VII. NEW BUSINESS:**

No action items.

**VIII. UNFINISHED BUSINESS:**

No action items.

**IX. ADJOURNMENT:**

The meeting was adjourned at 9:28 p.m.

Next meeting will be held on December 19, 2005.

Lance Martin  
Manager/Recording Secretary

MINUTES

**I. CALL TO ORDER:**

The Board of Directors Meeting was called to order at 7:11 p.m.

**II. ATTENDANCE:**

Directors present: Melissa Feather, Neal Malsom and Laura Shortall.

Directors absent: Craig Schueller and Leo Ambrosini.

Management Present: Lance Martin

**III. AGENDA:**

It was moved and seconded to approve the meeting agenda. Motion carried.

**IV. MINUTES:**

It was moved and seconded to approve the minutes for September 19, 2005. Motion Carried.

**V. FINANCIAL REPORTS:**

It was moved and seconded to approve the financial reports for September 2005. Motion carried.

**VI. MANAGEMENT REPORTS:**

It was moved and seconded to approve the ACC Request to replace a cement patio, add a cover and cook island with barbeque at 18495 El Nido (Wood). Motion Carried.

It was moved and seconded to approve the ACC Request to add a curved driveway in front yard, change wood fencing to vinyl and add basic landscaping including grass at 23210 Piedras (Bruggeman). Motion Carried.

It was moved and seconded to grant a 9 month extension to the ACC Request (previously approved room addition) to complete room addition work at 17792 Copper Queen (Hurtado). Motion Carried.

It was moved and seconded to grant a 12 month extension to the ACC Request (previously approved block wall) to complete stucco and paint on block wall to match house at 17792 Copper Queen (Hurtado). Motion Carried.

**VII. NEW BUSINESS:**

No action items.

**VIII. UNFINISHED BUSINESS:**

No action items.

**IX. ADJOURNMENT:**

The meeting was adjourned at 8:30 p.m.

Next meeting will be held on November 21, 2005.

Lance Martin  
Manager/Recording Secretary

MINUTES

**I. CALL TO ORDER:**

The Board of Directors Meeting was called to order at 7:12 p.m.

**II. ATTENDANCE:**

Directors present: Craig Schueller, Leo Ambrosini, Melissa Feather, Neal Malsom and Laura Shortall.

Directors absent: None

Management Present: Lance Martin

**III. AGENDA:**

It was moved and seconded to approve the meeting agenda. Motion carried.

**IV. MINUTES:**

It was moved and seconded to approve the minutes for August 15, 2005. Motion Carried.

**V. FINANCIAL REPORTS:**

It was moved and seconded to approve the financial reports for August 2005. Motion carried.

**VI. MANAGEMENT REPORTS:**

It was moved and seconded to limit the work performed by the SRR Tractor Worker to "Tractor Work" only. NO work will be performed on homeowner's properties "off the tractor". Motion Carried.

It was moved and seconded to establish a 2 hour minimum for all tractor work performed on homeowner's property. Motion Carried.

It was moved and seconded to raise the hourly rate for tractor work performed on homeowner's property to \$40.00 per hour. Motion Carried.

**VII. NEW BUSINESS:**

No action items.

**VIII. UNFINISHED BUSINESS:**

No action items.

**IX. ADJOURNMENT:**

The meeting was adjourned at 8:35 p.m.

Next meeting will be held on October 17, 2005.

Lance Martin  
Manager/Recording Secretary

MINUTES

**I. CALL TO ORDER:**

The Board of Directors Meeting was called to order at 7:06 p.m.

**II. ATTENDANCE:**

Directors present: Neal Malsom, Leo Ambrosini, Melissa Feather, and Laura Shortall.

Directors absent: Craig Schueller

Management Present: Lance Martin

**III. AGENDA:**

It was moved and seconded to approve the meeting agenda. Motion carried.

**IV. MINUTES:**

It was moved and seconded to approve the minutes for June 20, 2005. Motion Carried.

**V. FINANCIAL REPORTS:**

It was moved and seconded to approve the financial reports for June/July 2005. Motion carried.

**VI. MANAGEMENT REPORTS:**

Presentation by Attorney Erin Maloney of Fiore, Racobs and Powers on the Restated Bylaws and CC&R's.

It was moved and seconded to approve the Vet Clinic on October 23, 2005. Motion Carried.

It was moved and seconded to approve the ACC Request for a shed on the side yard at 23250 Piedras (Shortall). Motion Carried.

It was moved and seconded to approve the ACC Request to replace old cracked driveway with new driveway and add a secondary driveway along the garage side of the house at 17801 El Mineral (Barbour). Motion Carried.

It was moved and seconded to approve the ACC Request for a block retaining wall. 166 feet long and 1 foot high along the north fence at 23510 Rose Quartz Drive (McCagg). Motion Carried.

It was moved and seconded to approve the ACC Request for a 3 foot "skirt" to enclose the upper portion of the existing barn (colors to match existing material) at 23510 Rose Quartz Drive (McCagg). Motion Carried.

**VII. NEW BUSINESS:**

No action items.

**VIII. UNFINISHED BUSINESS:**

No action items.

**IX. ADJOURNMENT:**

The meeting was adjourned at 9:09 p.m.

Next meeting will be held on September 19, 2005.

Lance Martin  
Manager/Recording Secretary

Santa Rosa Ranchos Homeowners Association  
Board of Directors Meeting  
July 21, 2005

MINUTES

- I. CALL TO ORDER:  
No Quorum.
- II. ATTENDANCE:
- III. AGENDA:
- IV. MINUTES:
- V. FINANCIAL REPORTS:
- VI. MANAGEMENT REPORTS:
- VII. NEW BUSINESS:
- VIII. UNFINISHED BUSINESS:
- IX. ADJOURNMENT:

Next meeting will be held on **Monday January 16, 2006** at 7:00 p.m. at the Equestrian Center.

Lance Martin  
Manager/Recording Secretary

MINUTES

**I. CALL TO ORDER:**

The Board of Directors Meeting was called to order at 7:14 p.m.

**II. ATTENDANCE:**

Directors present: Neal Malsom, Leo Ambrosini, Melissa Feather, and Laura Shortall.

Directors absent: Craig Schueller

Management Present: Lance Martin

**III. AGENDA:**

It was moved and seconded to approve the meeting agenda. Motion carried.

**IV. MINUTES:**

It was moved and seconded to approve the minutes for May 16, 2005. Motion Carried.

**V. FINANCIAL REPORTS:**

It was moved and seconded to approve the financial reports for May 2005. Motion carried.

**VI. MANAGEMENT REPORTS:**

It was moved and seconded to approve the ACC Request for 23090 Piedras (Booker) tree house. Motion Carried.  
Tenant has 60 days to paint the tree house green.

It was moved and seconded to approve the ACC Request to add an RV enclosure at 17720 Copper Queen (Schueller).  
Motion Carried.

It was moved and seconded to approve the ACC Request for a shed. Motion Carried.

It was moved and seconded to approve the ACC Request for a room addition at 17792 Copper Queen (Hurtado).  
Motion Carried.

It was moved and seconded to table the ACC Request for 17792 Copper Queen (Hurtado) regarding a wall. Motion Carried.

**VII. NEW BUSINESS:**

No action items.

**VIII. UNFINISHED BUSINESS:**

No action items.

**IX. ADJOURNMENT:**

The meeting was adjourned at 9:05 p.m.

Next meeting will be held on July 18, 2005.

Lance Martin  
Manager/Recording Secretary

**Santa Rosa Ranchos Homeowners Association  
Board of Directors Meeting  
May 16, 2005**

**MINUTES**

- I. CALL TO ORDER:**  
The Board of Directors Meeting was called to order at 7:05 p.m.
- II. ATTENDANCE:**  
Directors present: Craig Schueller, Neal Malsom, Leo Ambrosini and Laura Shortall.  
Directors absent: Melissa.  
Management Present: Lance Martin
- III. AGENDA:**  
It was moved and seconded to approve the meeting agenda. Motion carried.
- IV. MINUTES:**  
It was moved and seconded to approve the minutes for April 18, 2005. Motion Carried.
- V. FINANCIAL REPORTS:**  
It was moved and seconded to approve the financial reports for April 2005. Motion carried.
- VI. MANAGEMENT REPORTS:**  
No action items.
- VII. NEW BUSINESS:**  
No action items.
- VIII. UNFINISHED BUSINESS:**  
No action items.
- IX. ADJOURNMENT:**  
The meeting was adjourned at 9:21 p.m.

Lance Martin  
Manager/Recording Secretary

MINUTES

- I. CALL TO ORDER:**  
The Board of Directors Meeting was called to order at 7:05 p.m.
- II. ATTENDANCE:**  
Directors present: Craig Schueller, Neal Malsom, Laura Shortall, and Melissa Feather.  
Directors absent: Leo Ambrosini.  
Management Present: Lance Martin
- III. AGENDA:**  
It was moved and seconded to approve the meeting agenda. Motion carried.
- IV. MINUTES:**  
It was moved and seconded to approve the minutes for February 2005. Motion Carried.
- V. FINANCIAL REPORTS:**  
It was moved and seconded to approve the financial reports for September/October/November/December 2004 and January/February/March 2005. Motion carried.
- VI. MANAGEMENT REPORTS:**  
It was moved and seconded to approve the Arena Schedule Request for 23510 Rose Quartz (McCagg) to use the arena on 5/14/05 and 6/25/05 regarding the horse stalls. Motion Carried.
- It was moved and seconded to approve the appointment of Arena Chairpersons. The persons appointed were, Tom McCagg and Margie Mathews. Motion Carried.
- It was moved and seconded to approve a \$300.00 advertising budget. Motion Carried.
- It was moved and seconded to approve the adjustment of the 2005 budget reflecting the Arena Rental Income of \$600.00. Motion Carried.
- It was moved and seconded to approve the ACC request for 17605 Copper Queen (Ramos) perimeter pool fencing. Motion Carried.
- VII. NEW BUSINESS:**  
No action items.
- VIII. UNFINISHED BUSINESS:**  
No action items.
- IX. ADJOURNMENT:**  
The meeting was adjourned at 8:56 p.m.

Lance Martin  
Manager/Recording Secretary