

The Ranch Property Owners Association
Board of Directors Meeting
Minutes to be approved on October 23,2017
September 25, 2017

Location: Ward/Widmeyer home, 480 Cottonwood Creek Rd

Start Time: 3:00 p.m.

Attendees:

President – George Widmeyer
Secretary – Jeanie Emigh, absent with notice
Treasurer – Jim Whittier, by phone
Architectural – Florence Short
Finance – Jim Whittier, by phone
Maintenance – Bob Condit
Nominating – Cathy Neill, acting Secretary in Jeanie’s absence
At Large – Suzie Higgins
Homeowner, Bob Strumpf
Homeowner, Michael Lumsden

1. Call to Order by George W at 3:02pm
2. Approval of the Minutes for BOD Meeting of August 23, 2017: Florence moved the minutes be accepted, Bob C seconded the motion, and the minutes were unanimously approved.
3. Reports of Officers and Standing Committees
 - a. President – George Widmeyer: George has been in communication with Hermosa Sanitation District (HSD) concerning the length of the loan for the sewer tap, for which all homeowners are assessed with their monthly/quarterly billing. This is year 22 of the assessments. George will contact HSD to determine reason for ongoing assessments.
 - b. Secretary – Jeanie Emigh, by Cathy Neill – Nothing to report
 - c. Treasurer – Jim Whittier – Jim emailed financials (operating expenses and balance sheet) for the month ended August 31, 2017. All is consistent with the Budget. An interesting note: RPOA received a check from State Farm for \$1615.87 representing a refund of premium overcharges for the years 2012 through 2016.
 - d. Architectural – Florence Short: Florence has received requests for Improvements from one homeowner for foundation. Approved and completed.
 - Tree trimming - Approved.
 - Tree and bush issues - Approved and completed.
 - Metal Roof for shed - Reviewed and approved for 24 or 26 gauge.
 - Hand Rail (for safety) - Reviewed and approved.
 - Roofs - Reviewed, approved, and completed on one home.
 - Reviewed and approved on another home.
 - Violation - Letter sent explaining the decision of the Board and penalty assessed. Homeowner responded with payment by check and letter of appreciation.
 - Satellite Dish - Applied for and received approval.
 - e. Finance – Jim Whittier – The Finance Committee members are Jim Whittier, Desiree Collins, and George Widmeyer. The Finance Committee recommends and requests your approval of the following: that we invest \$65,000 in each of two Vanguard ETF investment grade bond funds:
 - Short Term Corporate Bond Fund (symbol VCSH) yielding 2.10%
 - Intermediate Term Corporate Bond Fund (symbol VCIT) yielding 3.06%

The funds pay dividends monthly and are fully liquid should we need funds for unexpected expenses. As ETF funds, expenses are minimal. And, our investment would be diversified among numerous bonds, rather than in an individual bond.

Our Reserve Fund investments are restricted to investment grade bonds or money market funds. I spoke with Bob Hill, our investment advisor at Morgan Stanley. He recommended these funds and assured me the funds are comprised solely of investment grade bonds.

The sources of the \$130,000 are as follows: \$105,000 in a cash account at Morgan Stanley, which pays nothing (proceeds of the sale of GNMA's earlier this year) and \$25,000 from our account at First National Bank. Our current balance in that account (which also pays no interest) is approximately \$133,000, about \$75,000 in excess of remaining budgeted expenses for the current year. This would leave a cushion in the account should it be needed.

Cathy moved that the recommendations be accepted and enacted; Florence seconded the motion; the motion passed unanimously.

f. Maintenance – Bob Condit – Bob has posted that the irrigation will be turned off this week. Bob also posted that the Fall Cleanup curb pick up will be on Friday, October 20. Postings are in the Mail room. Bob walked the grounds with Sam F to review what has been done and what needs to be done. Woodchuck will remove trees designated in the common area and requested by homeowners. Woodchuck will collect branches and woody trimmings left at curb by homeowners on Friday, October 20. Homeowner inquired about split cedar that has been in stress for years and another tree on homeowner's property line. Homeowner has complained about gophers on property and empty lots. There is question of grass mowing near RV area common grounds. Weed "eating" has been done up to the berm for fire prevention and to promote success of newly planted trees. A homeowner requested more extensive lawn mowing to protect the adjacent homes from fire. Our contract with EarthScapes includes trail maintenance, some weed-eating, but not extensive mowing near RV common grounds. We will add to contract to mow to the trailhead.

g. Nominating – Cathy – Nothing to report

4. Items Requiring Discussion/Action

a. Reserve Fund Investment in ETFs with Investment Grade Bonds – Jim Whittier – See above.

b. Proposal of Divestiture of 5-Acre South Portion of RPOA Common Ground – Bob Strumpf – There is a parcel of approximately 5 acres of meadow within the wooded "refuge" area. There are several possibilities for using or selling: Adjacent property owner may be interested in purchasing. Homeowner suggested that if this happens, we could use the money for "pond repair". Jim W said that we should have committee to further investigate feasibility of selling. Another option for use could be "Dog Park"; probably not best option, as dog owners already use Bear Park and would probably not change to less convenient location. Another option would be to take advantage of the sunny location to have Solar Farm that could provide power for homeowners and possibility enough to sell some back to LPEA. This five-acre area is not in flood plain, is not designated "wet lands", and does not affect the drainage from The Ranch to the Animas River.

c. RV Lot Parking Allocation – Florence Short – Each homeowner allowed one space, second only if available and would have to give up second if a homeowner with no space requests one. This would be done possibly by seniority. According to Regulations on website, homeowner allowed up to 2 spaces if available. If someone needs to free a space for a new request, on website it states, "Last in, first out". Jim inquired about expanding RV lot, which has already been expanded.

d. Metal Roofs – Florence Short – One homeowner got rejected for homeowner’s insurance from one company for having cedar shake roof. Another homeowner expressed extreme displeasure about having metal roofs in The Ranch, stressing the appearance is not consistent with the current look of the homes. After discussion, it is determined that there will be no change of policy.

e. Irrigation and Maintenance Contracts for 2018 through 2020 – George Widmeyer – Requests for bids have gone out and advertisement has been submitted to The Durango Herald. Responses must be submitted by October 6 and we have no responses yet.

f. Pasture Lease Extension – George Widmeyer -

5. New Business:

a. Mowing of Common Area beyond homes on South Side – Bob Condit – See above.

b. Dumping in the Common Area beyond homes on South Side – George Widmeyer - The compost pile is not for homeowners to dump yard waste, only for Woodchuck and EarthScapes. Woodchuck will chip whatever is dumped and EarthScapes will turn several times a year. EarthScapes also will utilize the chips generated trail maintenance.

c. Strategic Plan and FY 2019 Budget Ideas (Start of Discussion) – George Widmeyer – Bud Burgess had formed committee years ago to discuss Vision and Mission. We can begin discussion, possibly using ideas from the Vision and Mission committee.

6. Announcements:

a. Fall Cleanup Plans and Schedule – Bob Condit – See above.

7. Next Meeting Schedule and Location – Monday, October 23, 2017, 3pm.

8. Adjournment: Cathy moved to adjourn the meeting, Suzie seconded, meeting adjourned at 4:53.