

The Ranch Property Owners Association

Board of Directors Meeting

Minutes

Oct 14, 2019

Location: Bob Condit's house, 30 Brookie Creek

Start Time: 3:00 p.m.

Board Members:

Bob Condit, President

Laura Parker, Secretary – telephonic attendance

Desire Collins, Treasurer

Florence Short, Architectural Chair

Maureen Tara, Maintenance Chair

Linda Philp, Director

Rick Huttner, Director - absent

Guests:

Dick Brooks

Doug Collins

Jeanne Emigh

1. Call to Order 3:02
2. Approval of the Minutes for BOD Meeting of Sept 16, 2019 – Moved, seconded and vote carried for approval.
3. Reports of Officers and Standing Committees
 - a. President – Bob Condit
Welcome new residents to the Ranch.
Mountain Studies Institute was attended by Bob Condit, George Widmeyer and Maureen Tara to see what Falls Creek was doing about fire/flood mitigation. The situation of this area is very different from the Ranch given the amount and density of the open space areas and the significant flooding post 416 fire.
When budget is to be planned for next year, Bob suggested the Board consider hiring a company to clean out vegetation from ponds.
There was a new bill in the CO House - HB 19-1212 – that may have some implications regarding changing DCCRs for HOAs. Vetoed by Governor looking for more revisions.
 - b. Secretary – Laura Parker – Nothing to report at this time due to absence.

- c. Per Jeannie Emigh – Falls Creek has an orientation for new home owners which may be a good idea for us to so as well; per Doug Collins – suggestion to include education regarding our integrated irrigation system. Both Safety deposit keys are missing – will need to work with bank to get new key.
Jeannie will also ask new owners if they would be willing to host Christmas Party.

- d. Treasurer/Finance – Desiree Collins
Reviewed reserve investment portfolio and draft of next years budget – any homeowner is welcome to this information but will need to contact Desiree.

Transfer of excess operating funds from TBK to money market fund to maximize investment income. Moved/seconded and vote carried unanimously to approve this transfer.

Draft budget presented – ultimately annual budget is due in November. Homeowners are advised via these minutes, that we are in our budget cycle and can direct any concerns regarding budgeting issues to Desiree.

Other members of Finance Committee are Bob Condit, George Whidmyer and Scott Voss.

- e. Architectural – Florence Short

Approval

Lot 11 Replacing Cedar Shake roof with DaVinci Shake Roofing

Approval with Conditions

Lot 18 Low profile antenna for Ham Radio Station (Condition – Non interference of neighbors' reception)

Approval Pending

Lot 146 Incomplete documentation.

Completion Certificate

Lot 107 Replacement of Cedar Shake roof with OC Woodcrest Asphalt Shingles and Installation of 3 Solar Velux Skylights

Non compliance penalty

Lot 66 Check received for failure to meet the application submission deadline. Owner required approval in 1 day.

- f. Maintenance – Maureen Tara

Board voted via email to approve Woodchuck's removal estimate of 16 dead/dying trees in the reserve and common areas that are at risk of falling near or on RV lot or homes.

Refurbish river rock: Maureen submitted a diagram to Earthscapes where river rock is needed along our roads. Earthscapes will calculate the required tonnage and give her an

estimate of the cost for budgeting purposes. After a brief discussion, the Board agreed that our standard going forward should be the larger river rock as it is more esthetically pleasing and it should last longer without being ground into the dirt.

State of culverts that run under our roads: John Randle of RPS will conduct an evaluation with a camera in November after the water has drained from the culverts.

Doug Collins – Questioned practice of mowing of the entire area behind homes bordering the reserve, citing that it is not a good use of HOA funds. Mowing a wide swath adjacent to these homes, combined with the annual cleanup of fallen limbs, meets fire mitigation needs and most homeowners are comfortable with keeping the rest of this area natural. This will be taken under consideration and will make a decision about this next spring.

- g. Director – Rick Huttner – absent
Gazebo painting pending – anticipate this will occur within the next week.
- h. Director – Linda Philp
Cleaned mailroom – significant spider occupation noted (concern regarding possible black widow spiders) and encouraged regular cleaning and spraying

4. Items Requiring Discussion/Action

- a. Reserve Study and FY 2020 Budget (Start of Discussion).
- b. Christmas Party – see above

5. New Business:

a. Approve three year snow removal extension for years Nov 1, 2019 thru Mar 31, 2022. It is Maureen's recommendation to approve this 3 year contract. Desiree queries if there could be a consideration of a clause for decreasing hourly rates if diesel rates significantly decrease, just as there is a clause where there will be an hourly rate increase if diesel prices increase. Moved/seconded and vote carried to approve contract as it stands with discussion regarding above inclusion of decrease in rate based on diesel prices.

6. Old Business

- a. Fall clean up (Oct 11-12 - done, Woodchuck scheduled Oct 14 – 15, in progress)
- b. Irrigation fall blow-out (Oct 7 – 11, done)
- c. Gazebo committee status report – see above
- d. Front sign committee status report – A portion of our sign is in the right of way for CDOT. An informal discussion with CDOT, they advised a survey to confirm scope of encroachment and this is supported by the board. Met with Durango Signs and they advised we should ensure that we are in compliance with right of way prior to investing in new sign. Further discussion with CDOT pending. Confirmed that structural engineer not needed as retaining wall was less than 4 ft in height. It was suggested that several options for design be presented to the homeowners in the form of a survey. Ultimately a project of this cost will need to be presented to the homeowners at the annual meeting for approval. Motion/seconded and vote carried to approve up to 1000 dollars to obtain design options for front entrance

e. Reserve bridge status report – nothing to report at this time.

7. Announcements:

a. No board meeting December

8. Next Meeting Schedule and Location – November 18th at 3pm, at Bob Condit's residence.

9. Adjournment: Moved/Seconded and vote carried to adjourn 5:19 PM

Respectfully submitted

Laura Parker

Approved

Bob Condit, President