

The Ranch Property Owners Association

Board of Directors Meeting

Minutes

Nov 18, 2019

Location: Bob Condit's Residence, 30 Brookie Creek

Officers

Bob Condit, President
Laura Parker, Secretary
Desire Collins, Treasurer
Florence Short, Architectural Chair
Maureen Tara, Maintenance Chair
Linda Philp, Director - absent
Rick Huttner, Director

Guests

Kimberly Ewing
George Widmeyer
Dot Wehrly

1. Call to Order at 3:05 PM
2. Approval of the Minutes for BOD Meeting of Oct 14, 2019 – Moved for approval, seconded and passed unanimously.
3. Reports of Officers and Standing Committees
 - a. President – Bob Condit
 - We are sorry to announce that Ed Heath recently passed away. There will be a Celebration of Life – Thursday, November 21 at 1 PM at St Mark's Episcopal Church
 - Presented the Milestones to the annual Meeting for June 2020
 - Bridge in reserve area – some rot noted but we won't know how bad it is until further examination. Plan is to use treated wood for sustainability. Estimated supplies and cost discussed. Comes under \$500 limit that was previously approved by the board.
 - Holiday party – Jeanne Emigh and Ken Hunter have offered their home for the party which will take place Wed. Dec 18th from 5:30 – 7:30 PM
 - Executive meeting to follow BOD meeting today.
 - b. Secretary – Laura Parker
 - Reported that all long and short term rental information is up to date, with appropriate paperwork. Florence reported that it appears that the couple renting the Slade residence were in the process of moving out, with the possibility of the

property going on the market. Laura will check with the Property Management Company to see if any further rental plans in place.

- Due to competing priorities, Laura has asked that the board look for someone to take over, or to share the secretary responsibilities. Laura will try and meet the needs of the role, unless needing to emergently leave town.
- c. Treasurer/Finance – Desiree Collins
- Operating and Capital budget are within budget year to date
- d. Architectural – Florence Short
- Completion Certificates
- Lot 93 – deck railing complete
 - Lot 81- completed hot tub installation
 - Lot 18 – installation of low profile ham radio antennae
- e. Maintenance – Maureen Tara
- Pending estimate for adding river rock to side of roads
 - Pending evaluation of culverts from John Randle
- f. Director – Rick Huttner
- Gazebo report -
The bridge has been repaired and the new wood has been painted, anticipating completion of painting in the spring. Cost estimate for roof is pending.
Landscaping also needs to be considered. There are sprinklers and it is likely grass is the best/most cost effective option.
Pending identification of pathway to gazebo on common ground.
Further discussion about solar power is tabled for now.
Discussed how to improve access and enjoyment of the Gazebo by the community.
- g. Director – Linda Philp - absent

4. Items Requiring Discussion/Action

a. Reserve Study and FY 2020 Budget.

George, Bob and Maureen all worked with Desiree to review prior expenditures and upcoming projects to be included in/considered for next year's budget. There is a recommendation by the finance committee to increase annual assessment, and we are considering the adjustment in concert with the recommendations from the reserve study. This is based on the excess from annual assessment, fiscal stability and predicted future projects. Fiscal year 2020 working budget to be distributed to board members. At the January 2020 BOD meeting board members will be asked to approve the 2020 operating and capital budget.

Capital projects

- Front Entry Sign – because of cost – will bring to the annual meeting with design options and cost estimates for homeowner approval.
- Light poles – pending alternate solution to reduce costs.
- Directional and street signs need to be replaced

- Irrigation system upgrades – Fawn Lake Culvert to be replaced/pump replacement in our budget.
- Another anticipated cost is repair of culverts going under our roads (7 in total). Pending assessment by John Randall to help us prioritize repair. These have never been repaired or replaced in 40 years – will put cost of repair of 2 culverts for this coming budget year.

Operating expenses to include:

- Gazebo Roof Repair and creation of path
- Repainting of outside of the mailroom
- Rebuilding of reserve footbridge
- Street light bulb replacement

Association Reserves Study to reflect on repairs year to date:

- Asphalt seal and crack repair
- Latigo Pump House
- Culvert repair Mailroom pond
- Split rail fence out front

b. Milestones for the 2020 Annual Assessment – for board members to review

c. Status of DCCR updates

- Need to be updated to be in compliance with state law and best practice. Much work has been done but much more to do. Desiree, Maureen and Linda will start with this project in December.
- The Architectural committee has done extensive work with getting the architectural rules in line with DCCRs.

5. New Business:

None

6. Old Business

a. Front sign committee status report

There are monies in budget for sign repair but none for retaining wall. It is felt that for a cohesive design, both need to be replaced. See specifications as Attachment A. Approval for specifications: motion for approval, seconded and unanimously passed. Tomorrow the committee is presenting specifications to Durango Signs. Several design options will be presented to the board for consideration. Discussed strategy to present this project and design options to the homeowners. It is felt that we should have a separate meeting to discuss design options and ask for feedback. We can also put some preliminary information on our website, advising members by a special roundup email publication which George Widmeyer has offered to write this roundup. Town hall meeting is to be considered.

b. Reserve bridge status report – Discussed in President’s report above

- c. Gazebo committee status report – Discussed in Director’s report above
- d. The board has motioned for, and seconded and unanimously approved three-year snow removal extension for years Nov 1, 2019 thru Mar 31, 2022.

7. Announcements:

- a. No board meeting in December
- b. Holiday Party – see Presidents report above

8. Next Meeting Schedule and Location – Monday, Jan 13, 2020. 3 PM at Rick Huttner’s residence.

9. Adjournment: motion, seconded and unanimously approved to adjourn at 4:41 PM to executive session to discuss compliance with architectural committee rules.

Respectfully submitted,

Laura Parker, Secretary

Approved

Bob Condit, President