

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: March 16, 2020
Location: Virtual
Start Time: 3:00 pm

Board Members:

Bob Condit, President
Janet Dermer: Secretary
Desire Collins, Treasurer
Florence Short, Architectural Chair
Maureen Tara, Maintenance Chair
Linda Philp, Director
Rick Huttner, Director

Guests:

Jeanie Emigh
George Widmeyer

1. Call to order at 3:07 pm.
2. Approval of the Minutes for BOD meeting February 10, 2020.
Minutes updated to correct meeting date from Feb 11 to Feb 10.
Moved, seconded and vote carried for approval.
3. Reports of Officers and Standing Committees
 - a. President – Bob Condit
Some dog owners have not been picking up after their pets. A sign will be created citing the owner’s responsibility under the DCCR rule and posted in the mail room. An owner will be warned after the first violation and a second violation will result in a fine.
 - b. Secretary – Janet Dermer
Thank you to George Widmeyer and Jeanie Emigh for helping get Janet up to speed on implementing an email account and explaining the secretary’s duties.
 - c. Treasurer/Finance – Desiree Collins
Reserve fund portfolio: More than 50% of our funds are in safe investments and our losses as of now have been small.

One lot owner is asking to continue with a monthly payment plan on their 2020-2021 assessments. A proposal was made and approved to waive the monthly convenience fee

and instead charge 1% of the assessment for the year. The legal fees that are outstanding will remain in place.

d. Architectural – Florence Short

Approval

Lot 18 Install roof edge and ice shield to the roof.

Approval Pending

Lot 83 Under review for a deck cover.

Approval with Conditions

Lot 147 Addition to the master bedroom and garage. The slope of the roof in the first proposal was not in compliance with the current architectural rules because the house was built before “The Ranch” existed and the slope of the original roof is out of compliance. A second proposal was submitted but it was determined that the first proposal was better. A motion was made, seconded and accepted for a variance to accept the first proposal. Desiree will follow up on the assessment and make sure it was made.

e. Maintenance – Maureen Tara

Culverts: The earliest the three culverts that will be getting liners will be done is in the fall after the irrigation has been turned off. Estimates are needed before then.

The culvert at Fawn Lake will be done now because the entire culvert will be replaced.

An estimate has been obtained and a motion was made, seconded, and approved to accept the proposal.

Entrance Sign: Maureen and her committee selected two options for the entrance sign and got additional drawings that included the stone borders that will replace the existing railroad ties. Maureen will also get an estimate for repairing the existing entrance sign so that information can be communicated to homeowners if there are questions. The two options will be made available at the Annual Meeting in June so owners can provide input into the decision.

Gophers: There have been complaints of pocket gophers. Maureen will get estimates for removing them.

Spring Cleanup: The spring cleanup will be coordinated with turning on the irrigation, which is approximately mid-April.

Streetlights: One streetlight fell down and had to be re-installed. We are still waiting for the bill from the electrician. For the other streetlights; 28 streetlights need to be replaced, 22 need to be converted to led lights, and 31 need to have sensors replaced. It was decided that the new streetlights should have a concrete base and any existing bases might need to be painted. They will be replaced in batches to provide some lighting while the work is being done. It will probably take 6-8 weeks to make all the changes if they are done in batches of 5-6.

f. Director – Linda Philp

Linda will gather the biographies for the candidates that are running for the BOD. These will be sent out by May 1st so they are available by June 1st.

4. Items Requiring Discussion/Action

- a. Budget – The budget will need to be revisited and updated to include the cost of the streetlight replacement/repair and the repair of the remaining culverts.
- b. Annual Assessment Mailing – Only one assessment was not received by a homeowner and that was provided to the homeowner.
- c. Gazebo – Rick Huttner and Jim Moore will paint the gazebo when the weather warms up.
- d. COVID – Assistance might be needed for residents in during the COVID-19 outbreak. Volunteers can help with grocery shopping or other items the residents might not be able to perform during this difficult time.

5. New Business

- a. Milestones for 2020 Annual Meeting – George Widmeyer will coordinate the mailings for the Annual Meeting.
- b. Replacement of light pole that broke due to high wind on Feb 25th. (See above)

6. Old Business

- a. Entrance Sign Project (See above)
- b. Status of culvert replacement (See above)
- c. An additional meeting will be held on March 30th at 3:00 pm to discuss the architectural rules and DCCR updates. Location of the meeting will be determined later.

7. Announcements

8. Next Meeting Schedule and Location – April 20, 2020 at 3:00 pm. A physical location or virtual meeting will be determined later.

9. Adjournment: Moved/Seconded and vote carried to adjourn at 4:29 pm.

Respectfully Submitted: Janet Dermer

Approved: