

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: April 20, 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:

Mimi Frenette
George Widmeyer

1. Call to order at 3:09 pm.
2. Approval of the Minutes for BOD meeting March 16, 2020.
Minutes updated to state that the earliest date for installing liners in the culverts would be the fall of 2020.
Moved, seconded and vote carried for approval.
3. Reports of Officers and Standing Committees
 - a. President – Bob Condit
Gazebo – The gazebo has been partially painted. Rick Huttner and Jim Moore plan to finish painting next week.

Dog Owners – The notice for dog owners to pick up after their dogs and keep them on a leash has had positive results.

DCCR – Some updates have been made but more are needed. The next meeting to discuss updates to the DCCR will be on Thursday, April 23rd at 3:00 pm. The meeting will be virtual.

Annual Meeting – The Annual Meeting is currently scheduled for June 14th. Due to corona virus concerns, the meeting will be moved to July 19th. Mail will be sent 30 days in advance per DCCR rules to inform residents of the date change and also to let them

know that the meeting might be postponed even longer depending on the status of the quarantine.

- b. Secretary – Janet Dermer
No updates.

- c. Treasurer/Finance – Desiree Collins
LPEA BOD – Election selections for the LPEA BOD are due in May. Please send email to Desiree by the end of next week if you have comments or recommendations about the candidates.

Fiscal Year – The fiscal year runs from April 1 – March 31. The operating budget for the last fiscal year was under spent by \$32,00, in large part due to limited snow removal and lower than expected costs in professional services and contractor hours (irrigation). A healthy balance remains in the reserve funds.

Finance – The finance committee recommends selling the VCIT bond fund investment due to concerns that the share price could drop. A motion was made, seconded and carried to sell the investment only if the share price was \$90 or more.

- d. Architectural – Florence Short

Approvals

Lot 147 – The addition to the master bedroom and garage was approved and excavation is currently ongoing.

Lot 148 – The request to replace the cedar shake roof with Owens Corning asphalt shingles was approved and has been completed.

Approval Pending

Lot 83 – A new application needs to be submitted for the porch extension because the first application didn't contain enough information.

Inquiries

102 Latigo – Prospective buyers were informed that the barn cannot be converted to living quarters and neither Auxiliary Dwelling Units (ADU) nor granny flats are allowed under Animas Valley zoning laws. Lots cannot be subdivided per the DCCR rules.

- e. Maintenance – Maureen Tara

Culverts – The work on the Fawn Lake culvert has been completed.

Spring Cleanup – The date for Spring Cleanup is May 18th and 19th.

Irrigation – Irrigation will be turned on the week of April 27.

Fence Repair – The fence on Latigo next to the Pendergast property is falling down. A motion was made, seconded, and carried to use the fence repair fund to fix the fence.

Street Cleanup – Sand and gravel remain in the streets from the winter. John Randall will be called to sweep the streets.

Gazebo – Some landscaping needs to be done around the gazebo. An estimate for the landscaping will be obtained from EarthScapes.

River Rock – River rock will be added to bare spots on the road sides in May.

Culverts – Work on adding liners to culverts needing repair is on hold until Spring, 2021.

Streetlights – The board discussed the two options of putting the new lights in concrete footers or using steel brackets. It was determined that the lights were too heavy to use brackets and the concrete footers were a better alternative. A motion was made, seconded, and carried to accept the Nistler/Phillips bid for doing the work on the street lights.

Entrance Sign – The corona virus quarantine is making progress slow because some contractors aren't working. The project requires several bids:

- Tree removal
- Current sign and railroad tie removal
- Masonry
- Sign creation, installation, and lighting
- Landscaping
- Asphalt fill in for smaller footprint

The goal is to get estimates by next week, after which a mailing will be sent to owners with the cost of the A and B sign selections, the rationale for not repairing the current sign, and a return envelope for votes. Pictures of the two selections will be posted in the mail room.

Bridge Repair – Repairs are needed for the bridge located in the woods located to the southeast of “The Ranch”. Materials required are:

- 48 2 x 6 x 8 Boards
- 4”, 6”, and 8” Screws

A motion was made, seconded, and carried to buy the materials for the bridge. Bob Condit will coordinate residents to help with the repairs to the bridge.

f. Director – Linda Philp

BOD elections – Seventeen people were asked to consider being on the board, but only two agreed to run for the positions that are open. Recommendation was made to reduce the number of board officers from seven to five. The board agreed that the difficulty of finding board members should be discussed at the annual meeting. Owners should be asked to consider the option of hiring a management company to replace the BOD.

g. Director – Rick Huttner

A bid for replacing the gazebo roof was received from 4 Corners Roofing. A motion was made, seconded, and carried to accept the bid for the Owens Corning Tru-Def Duration shingles, using the same color as the mail room building. Bob Condit will sign the contract so the project can proceed.

4. Items Requiring Discussion/Action

- a. Lot 76 – Bob Condit will talk to the owner and inform them of the rules that the garage must be used for the intended purpose.**
- b. Southeast Woods Entrance – A “No Trespassing” sign is needed at the entrance because non-residents have been seen using the woods.**
An additional sign is needed to warn of the danger of entering the woods during high or gusty winds because of the possibility of falling trees.

5. New Business

- a. Fire Preparedness – Discussion was deferred to the next BOD meeting.**

6. Old Business

- a. Entrance Sign Project (See above)**
- b. Status of culvert replacement (See above)**
- c. Gazebo painting (See above)**

7. Announcements

- 8. Next BOD Meeting Schedule and Location – May 18, 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 5:16 pm.**

Submitted by: Janet Dermer

Approved: RPOA BOD