

**The Ranch Property Owners Association**  
Board of Directors Meeting  
Minutes

Date: May 18, 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

Guests:

George Widmeyer  
David Andrews

Absent:

Rick Huttner

1. Call to order at 3:07 pm.
2. Approval of the Minutes for BOD meeting April 20, 2020.  
Moved, seconded and vote carried for approval.
3. Reports of Officers and Standing Committees
  - a. President – Bob Condit  
**DCCR** – The updated DCCR is being reviewed by Christina, our attorney.

Annual Meeting – The Annual Meeting is currently scheduled for July 19th. Due to corona virus concerns, we need to determine if Zoom can be used for the meeting. If that doesn't seem feasible, the meeting might be moved to August depending on government group size restrictions. A quorum of 54 residents is required to finalize any decisions, but proxy cards can be included in the count to obtain a quorum.

- b. Secretary – Janet Dermer  
No updates.

- c. Treasurer/Finance – Desiree Collins  
RPOA Assessments – Six assessments have not been paid.

- d. Architectural – Florence Short

Approvals

Lot 40 and 41– Replacing cedar shake roof with Owens Corning TruDefinition  
Duration asphalt shingles – Teak

Lot 94 – Repainting home exterior with colors approved by the Architectural  
Committee.

Approval Pending

Lot 60 – Updates and repairs to the front walkway decking and replacement of the  
building fascia and windows.

Inquiries

N/A

General Information

We still have approximately 17 wood shingle roofs in The Ranch.

- e. Maintenance – Maureen Tara  
Spring Cleanup – Major cleanup next to highway 550 and in the forest preserve.

Irrigation – Irrigation has been turned on.

River Rock – River rock will be added to bare spots will starting in the near  
future.

Entrance Sign – Estimates have been received for several of the construction  
items needed to complete the sign, but a couple more are still needed. After the  
estimates are received, a mailing will be sent to owners with the cost of the A and  
B sign selections and a ballot for voting on the desired sign. We need to  
determine the latest date the mailing can be sent for the project to be completed  
this year.

- f. Director – Linda Philp  
No updates.

- g. Director – Rick Huttner  
Absent

4. Items Requiring Discussion/Action

- a. Reserve Bridge Repair – Was on hold but is now ready to move forward.

