

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

Date: June 15, 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  
Rick Huttner, Director

Guests:

Bob Strumpf  
George Widmeyer  
Jerry Zelenka  
Mike and Pam Caspers  
Mimi Frenette  
Sam Foster

1. Call to order at 3:0 pm.
2. Approval of the Minutes for BOD meeting May 18, 2020.  
One update needed to change quorum from 67 to 54 lots  
Moved, seconded and vote carried for approval.
3. Reports of Officers and Standing Committees
  - a. President – Bob Condit

DCCR – The updated DCCR is still in review by Christina, our attorney.

Annual Meeting – The Annual Meeting will be held on Zoom and is currently scheduled for Sunday, July 19<sup>th</sup> at 2:00 pm. A mailbox has been installed in the mail room to collect proxy cards for the meeting.

Fire Prevention – A fire prevention letter will be emailed to all owners because this has been a bad fire season. The letter will be mailed to those owners that don't have email. In addition, the letter will be posted on the RPOA website and in the mail room. Additional

advice should be added to the letter that some house addresses are not easily seen from the street.

Resignations – Linda Philp has resigned from the board.

Dog Attack – There was a report of a dog attack in the reserve. The dog owned by lot 78, who was off leash, attacked the dog owned by lot 32. There was a previous incident with this dog. At that time, the owner was warned to keep the dog leashed at all times on Ranch property and that a second incident would result in a \$500 fine. The incident was subsequently addressed in an executive session.

b. Secretary – Janet Dermer  
No updates.

c. Treasurer/Finance – Desiree Collins  
Financial – Financial and investment statements were provided to the board.

RPOA Assessments – One assessment has not been paid and will be addressed in the executive session.

d. Architectural – Florence Short  
Approvals Pending  
Lot 11– Replacing wooden deck with composite deck material.

Lot 38 – Trellis and plantings.  
Landscaping plans.

#### Approvals

Lot 60 – Updates and repairs to the front walkway decking. Replacement of the building fascia boards with TREX and installation of transom window.

Lots 33 and 34 – Replacement of cedar shingle roof with Owens Corning TruDefinition Duration asphalt shingle roof – Teak.

Lot 145 – Trash storage shed.

#### Completion Certificates

Lots 40 and 41 – Replacement of cedar shingle roof with Owens Corning TruDefinition Duration asphalt shingle.

#### General Information

We still have 15 cedar shingle roofs and one private gazebo.

e. Maintenance – Maureen Tara  
Spring Cleanup – Juniper bushes were cut back on Cottonwood Creek Road and will be chipped.

River Rock – River rocks have been added to bare areas, but this covered only about half of what's needed. Motion was made seconded and approved to add additional rocks.

Entrance Sign – Additional estimates will be received this week for doing the entire project by one contractor versus the separate estimates for each component of the entrance sign.

Lighting – The lighting project will start this week. The updates will start at the entrance on Latigo Road and move inward. Estimated completion is the end of July. The sensor on one of the streetlights controls the lighting for the entrance sign. While work on this streetlight is in progress, the light for the entrance sign will be turned on all day, after which it will again be controlled by the sensor.

4. Items Requiring Discussion/Action
  - a. DCCR Revision Update (see above)
  - b. Street Lighting (see above)
  - c. Entrance Sign Update (see above)
  - d. Annual Meeting Mailing -The announcement for the annual meeting was mailed to residents on June 11.
  - e. Spring Cleanup Results (See above)
  - f. Reserve Bridge Repair – The board anticipates having this done by the end of summer.
5. New Business
  - a. N/A
6. Old Business
  - a. Fire preparedness for this summer (See above)
7. Announcements  
N/A
8. Next BOD Meeting Schedule and Location – July 13th, 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 4:00 pm.

Submitted by: Janet Dermer