

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: July 13, 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:

Linda Philp
George Widmeyer
Mike and Pam Caspers

1. Call to order at 3:13 pm.
2. Approval of the Minutes for BOD meeting June 15, 2020.
Moved, seconded and vote carried for approval.
3. Reports of Officers and Standing Committees
 - a. Secretary – Janet Dermer
Annual Meeting – 34 Proxy cards have been received. The goal is to get 40 proxy cards. An email was sent to residents asking them to submit a proxy card if they will not be attending the meeting. Candidate approval for the board will be by acclamation because they are running unopposed. Votes will also be needed to move leftover funds to the reserve fund and approve the budget.
 - b. President – Bob Condit
Labor Day Picnic – Canceled. The directories, which are usually handed out at the picnic, will be delivered by volunteers. A notice will be posted in the mail room informing residents to contact Carol Lewin with updates to the directory. Bob will find out from Carol the latest date that changes can be submitted.

Fire Preparedness – We are under a Stage 1 fire restriction. A fire prevention letter will be emailed to residents after the annual meeting. 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 with a banner so it can be readily seen.

DCCR – No word yet from Christina. When the DCCR is sent to residents, a note will be added that not many actual changes were made. The changes were primarily to clean up formatting.

c. Treasurer/Finance – Desiree Collins

Financial – A slide of the RPOA financial overview was provided to the board.

d. Architectural – Florence Short

Approvals

Lots 11 – Replace wood deck with composite material.

Lots 89 and 93 – Construct foot bridge across common ground to connect both properties. Owner has responsibility to maintain the foot bridge.

Lot 103 – Repaint house and trim with existing colors.

Disapproval

Lot 38 – Trellis

Completion Certificates

Lots 32 and 33 – Replace cedar shingle roof with Owens Corning TruDefinition Duration asphalt shingle – Teak.

Lot 45 – Existing wall extension.
Trash storage shed.

Resignations

Chris McDonald and Bob Strumpf will resign from the architectural committee.

e. Maintenance – Maureen Tara

River Rock – River rocks have been added to bare areas on the streets and this project is complete.

Reserve Area Bridge – Maureen will coordinate with Len Schmeltzer to do the work in the fall.

Lighting – This project is complete with new posts set in concrete, all LED lights, new sensors, and electric is up to code. The project came in substantially under budget because wood poles were used rather than steel. We will be getting a significant rebate from LPEA because of the switch to LED lighting.

Entrance Sign – Still trying to get estimates of the two options, A and B, so they can be presented at the Annual Meeting.

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 (See above)
 - e. Reserve Bridge Repair – (See above)
 - f. A request was made to add a rule to the DCCR that Ranchettes are required to remove gophers. The board determined that it would be too difficult to enforce such a rule.
5. New Business
- a. Common Area Fence: The fence by Latigo will be repaired withing the next few weeks.
 - b. Noxious weeds: Ben Bain, the weed control manager for La Plata county, has been contacted and a message left asking him to come and look at invasive thistle, algae (possibly Eurasia watermilfoil) in the ponds, and water hemlock.
 - c. Street Signs: Approximately nine street signs will be replaced with ones matching the signs in the reserve.
 - d. Incoming board members: Bob will help the incoming president understand the duties of the president. A new architectural committee chair needs to be found.
 - e. Sustainable landscaping: Due to more frequent drought conditions, Maureen will form a committee to investigate sustainable landscaping.
6. Old Business
- a. Fire preparedness for this summer (See above)
7. Announcements
- Rick Huttner and the board gave a big thank you to all the people that worked on the gazebo to restore it. This included the following helpers: Bob Cochran, Frank Lee, Maureen Tara, Mary Nowotny, Scott Voss, and Jim Moore.
8. Next BOD Meeting Schedule and Location – August 17th, 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 4:42 pm.

Submitted by: Janet Dermer