

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

Date: August 19, 2020  
Location: Virtual  
Start Time: 10:00 am

Board Members:

Bob Condit, President  
Janet Dermer: Secretary  
Desire Collins, Treasurer  
Vacant, Architectural Chair  
Maureen Tara, Maintenance Chair  
Rick Huttner, Director  
Mimi Frenette, TBD  
Mike Caspers, TBD

Guests:

Bob Strumpf  
George Widmeyer  
David Andrews  
Florence Short  
Jay Eagen

1. Call to order at 10:08 am.
2. Approval of the Minutes for BOD meeting July 13, 2020.  
Moved, seconded and vote carried for approval.
3. Reports of Officers and Standing Committees
  - a. Secretary – Janet Dermer  
Nothing to report.
  - b. President – Bob Condit  
Lot 76 – There is an issue with the sale of lot 76 because the deck extends 2.5 feet into the common area.  
  
DCCR – Updates are still under review by Christina.  
  
Lot 23 – House is closing on September 18<sup>th</sup>. Will be replacing the wood shake roof and the garage door.

- c. Architectural – Bob Condit (Acting Chair)  
Architectural Committee – Bob Condit, with assistance from Florence Short, will be the acting chair until a new chairperson is appointed.

Approvals

Lot 52 – Replace wood deck with Tamco Evergrain deck.

Lot 85 – Replace exterior window with resized new window.

Lot 87 – Replace wood shake roof on gazebo with CeDur Artificial Shakes.

Lot 107 – Install Trane air conditioner.

Completion Certificates

Lot 11 – Replace wood deck with composite deck material.

Lots 89 and 93 – Foot bridge constructed to connect both properties.

Lot 94 – Repaint house and trim.

- d. Treasurer/Finance – Desiree Collins  
All homeowner fees are up to date.

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

- An anticipated reduction in electric fees due to change to LED lighting in new light poles.
- New light poles were substantially below budget.
- Gazebo roofing was below budget.

Additional details provided to residents upon request.

A change to the investment mix was recommended. A motion was made, seconded, and vote carried to accept the recommendation.

- e. Maintenance – Maureen Tara  
Irrigation – Bear Park, Game Trail, and Cahill pumps have been struggling with low pressure. For the Bear Park and Game Trail pumps, the pump was pulled and a trash pump was rented to sump the inlet wells of mud and algae. They were fixed on the 17th and 18th. Cahill pump has been having problems with low pressure for 2-3 weeks. The pump will be pulled to replace the impellers.  
Irrigation cutoff is scheduled for September 27<sup>th</sup>.  
Irrigation blowout is scheduled for October 5<sup>th</sup>.

Noxious Weeds – Ben Bain, La Plata County weed control manager, did a site visit, including the reserve and our ponds, and found water hemlock, milfoil, thistle (musk, Canadian, Scotch, Russian), houndstongue, and oxide daisy. The plants will need to be treated this fall, next spring and possibly additional times. The county will pay for 50% of the treatment to a max of \$1,000.

Additional projects – The mailroom needs painting and the hitching post needs to be removed. A motion was made, seconded, and vote carried to approve funding for these projects.

Gardens – After hearing from the homeowners, at the annual meeting, that they were dissatisfied with both the weeding efforts and the plant material in the gardens, we addressed maintenance issues with EarthScapes and formed a garden committee to make recommendations. Linda Philp and Len Schmeltzer volunteered to be on the committee and have already submitted a detailed list of recommendations, which we will start implementing in the spring.

Dropbox – Proposal to use the dropbox for any recommendations from residents or for residents to volunteer their time or expertise.

**4. New Business**

**a. Incoming Board Members:**

Motion made, seconded, and carried to approve Rick Huttner as President.

Mimi Frenette – TBD at next BOD meeting.

Mike Caspers – TBD at next BOD meeting.

Jay Eagen volunteered to fill the director's position.

Janet Dermer will be completing the previous secretary's term.

**b. Discussed issue with a resident's dog acting aggressively. The issue was subsequently addressed in an Executive Session.**

**5. Old Business**

**a. Fire preparedness – Will try to get the letter sent out next week.**

**6. Next BOD Meeting Schedule and Location – September 21<sup>st</sup>, 2020 at 3:00 pm. A physical location or virtual meeting will be determined later.**

**7. Adjournment: Moved, seconded, and vote carried to adjourn at 11:23 am.**

Submitted by: Janet Dermer