

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: October 19, 2020

Location: Rick Huttner's Home

Start Time: 3:00 pm

Board Members:

Rick Huttner, President
Janet Dermer: Secretary
Desiree Collins, Treasurer
Jill Ward & Judy Burgess, Architectural Co-Chairs (Not Present)
Maureen Tara, Maintenance Chair
Jay Eagen, Director
Mimi Frenette, Director
Mike Caspers, Director

Guests:

George Widmeyer
Florence Short
Jeanie Emigh
Bob Condit
Bob Strumpf

1. Call to order at 3:03 pm.
2. Reports of Officers and Standing Committees
 - a. President – Rick Huttner
Need list of members of Architectural, Finance, and Maintenance committee members. Motion made, seconded and carried to approve Mimi Frenette as the head of the nominating committee.
 - b. Secretary – Janet Dermer
Approval of the minutes for the August BOD meeting.
Motion made, seconded, and carried.
Directories have been delivered to on-site residents. Will be mailed to others.

Directory will be sent to the printer this week and put in the mailroom for distribution to on-site owners. Directories will be mailed to off-site owners.
 - c. Treasurer/Finance – Desiree Collins
Financial – A slide of the RPOA financial overview was provided to the board.
Highlights included:
 - LPEA determined that the light poles are actually owned by RPOA. Additional follow-up with LPEA required to verify and secure the retrofit rebate.

- Capital expenses significantly under budget because the street lights were less expensive than expected and entrance sign replacement is postponed until next year.

A draft budget for FY22 was provided to the board.

- Primary budget drivers are EarthScapes, Reserve Bridge, and the Gardening Committee.
- Request from Scott Voss to increase the budget for trout.
- Tennis courts are in need of some maintenance.
- Waiting on a study to determine how much money to carry in the reserve fund.
- Owner input is welcome.

Additional financial and budgeting details provided to residents upon request.

d. Architectural – Report provided by Jill Ward and Judy Burgess

Approvals Pending

Lot 5 – Replace 3 windows back of house.

Lot 46 – Install forced air and AC condenser behind stone wall.

Lot 71 – Replace bathroom windows.

Lot 76 – Shorten deck by 6 boards.

Lot 80 – Removing 2 dead aspens.

Lot 85 – Replace glass sun roof with Presidential TL 50 shingles.

Lot 87 – Replace gazebo roof.

Approvals

Lot 1 – Front porch brace.

Lot 23 – New roof.

Lot 52 – Install HVAC system.

Completion Certificates

None issued.

Lot 52 – AC unit was approved but owners were not informed of fence requirement. Motion made, seconded, and approved for RPOA to assist with cost of fence.

e. Maintenance – Maureen Tara.

Fall cleanup – Removed two trees blocking Hermosa Creek. Cut down nine trees and removed lots of junipers.

Noxious Weeds – Watermilfoil was treated. Because it was determined to be a native weed, could not get a rebate.

Culverts – The culvert under the railroad tracks is full of vegetation that needs to be removed because it is causing flooding of the tracks. Motion made, seconded,

and carried to hire Badger Excavation to do the work. Because they charge a four hour minimum, the culvert next to the townhouses will also be excavated time permitting.

The culverts by the mailroom and on Cottonwood Creek Rd. will be replaced in April before the water is turned on.

Reserve Bridge – Because the support structure is rotten, we will need to replace the whole bridge and this will now fall under capital expenditures. We are looking for 2 40' telephone poles.

Street Signs – Motion made, seconded, and carried to approve 11 thin ice signs and directions to the gazebo.

3. Items Requiring Discussion/Action

- a.** Garden Committee Report - Linda Philp delivered the garden committee report.
 - Recommend compost pile by RV lot.
 - Priority should be given to most visible gardens.
 - Motion made, seconded, and carried to hire Debra Gailbraith to re-design 5 of our largest gardens.
 - Members of the Garden Committee include Linda Philp, Len Schmeltzer, Connie Voss, Michelle Mals, Janice Pendergast, and Maureen Tara.
- b.** Reserve Bridge Repair – see above.
- c.** Draft Budget – see above.
- d.** Community Newsletter – Thanks to Jay Eagen and Mimi Frenette for the Ranch Roundup Newsletter.
- e.** Survey to Ranch Property Owners – Jay Eagen and Mimi Frenette provided the board with a draft of the survey. Motion made, seconded, and carried to pay for survey.

4. New Business

- a.** Christmas Party – no Christmas Party this year because of COVID-19.
- b.** Halloween – Trick or treating from 6:00 – 8:00 pm.
- c.** Cars in driveways – Add question to survey asking for opinions from residents on how to address.

5. Old Business

- a.** Gazebo – Electricity added for lighting. Will go off at 9:30 pm.
- b.** Streetlight Ownership – see above.

6. Next BOD Meeting Schedule and Location – November 16th, 2020 at 3:00 pm. The meeting will be held on Zoom.

7. Adjournment: Moved, seconded, and vote carried to adjourn at 5:05 pm.

Submitted by: Janet Dermer

