

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: November 23, 2020
Location: Zoom Meeting
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
Bob Strumpf

1. Call to order at 3:10 pm.
2. Reports of Officers and Standing Committees
 - a. President – Rick Huttner
Approval of the minutes for the October BOD meeting.
Motion made, seconded, and carried.
 - b. Secretary – Janet Dermer
No report.
 - c. Treasurer/Finance – Desiree Collins
FY 2022 Budget – Latest version of proposed budget was sent out about three weeks ago.
Another will be sent in December.

2021 Annual Assessment – Reminder that mailing must be sent out by March 1st.

TBK Bank Account – Second fraudulent check attempt. TBK rejected the check. Desiree left message with TBK to close current account and open a new one, but has not received a response. May find a new bank given lack of support.

LPEA Rebate – Received a rebate for switching to LED lights and the rate charged for each light will decrease. We also received a refund because they had overcharged per light for several months.

Additional financial and budgeting details provided to residents upon request.

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

Pending

Lot 5 – Replace three windows back of house.

Lot 16 – Removing three trees.

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

Lot 71 – Replace bathroom windows and door.

Lot 80 – Removing two aspens next to house.

Lot 87 – Replace gazebo roof.

Active

Lot 1 – Front porch brace.

Lot 27 – Install hot tub.

Lot 48 – Bringing in gas line and extending deck.

Lot 98 – Placement of dumpster.

Complete

Lot 23 – New roof.

Lot 52 – Install HVAC system.

Lot 76 – Shorten deck by six boards.

Lot 81 – Remove crabapple tree.

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

e. Maintenance – Maureen Tara.

Reserve Bridge – Telephone poles that will be used for bridge supports will be dropped off by the RV lot. John Serwe will remove old bridge, install pavers to support the telephone poles, and place the telephone poles on them. Tim Nistler will install the treads.

Motion made, seconded, and carried to approve funds to fix bridge.

Culverts – Steve Pavlick, structural engineer, will provide a statement of work the first week of December after which we can get bids.

Weed Control Contract – Scott's Pro Lawn will have proposal first week in December.

Sustainable Landscaping – First meeting will be in December.

EarthScapes Contract Renewal – Proposal to renew at 1.5% increase.

Gardens – Getting cost estimates for proposed improvements. Currently, we have two people twice a week for weeding. Do we need to increase to three times a week? Can volunteers do the initial edging, mulching, fertilizing, and weeding?

Noxious Weeds – Watermilfoil appears to be dying after the treatment.

- f. Director – Jay Eagen.
Survey results – see below.
- g. Director W – Mike Caspers.
Junipers removed from the waterfall. Need to add more plants to beautify.
- h. Director B – Mimi Frenette.
We received good feedback from the newsletter.

3. Items Requiring Discussion/Action

- a. Draft Budget - Will be updated in December.
- b. Ranch Survey Status – 86 Respondents. Jay and Mimi will summarize the survey findings in a report and send it out to the community. BOD will have a separate meeting to discuss the results and how to address them.
- c. Tennis Courts – Need to be resurfaced and budgeted.
- d. Dumping Problem in Reserve – The piles of chips in the reserve weren't removed in a timely manner because Doug from EarthScapes had a health issue which prevented him from working. They will be spread out next week.

4. New Business

- a. Christmas Party – no Christmas Party this year because of COVID-19.
- b. Cars in driveways – Will add reminder to the newsletter of the association rule to park cars in garage.

5. Old Business

- a. DCC&R – The attorney recommended that architectural rules in the DCC&R be moved into the Architectural Rules document to prevent duplication and inconsistencies. However, the Rules document can be changed by the architectural committee and the BOD, whereas the DCCR must be approved by 66% of the Ranch residents. More discussion needed.
- b. Reserve Bridge Repair – see above.

- 6. Next BOD Meeting Schedule and Location – January 18th, 2021 at 3:00 pm.** The meeting will be held on Zoom.
An additional meeting was subsequently scheduled for December 14th, 2021 at 3:00 pm, also on Zoom

- 7. Adjournment:** Moved, seconded, and vote carried to adjourn at 4:43 pm.

Submitted by: Janet Dermer