

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: February 15, 2021
Location: Zoom Meeting
Start Time: 3:00 pm

Board Members:

Rick Huttner, President
Janet Dermer: Secretary
Desiree Collins, Treasurer
Maureen Tara, Maintenance Chair
Jay Eagen, Director
Mimi Frenette, Director
Mike Caspers, Director

Guests:

George Widmeyer
Bob Strumpf
Sam Foster
Dorothy Wehrly
David Andrews
Dan James

1. Call to order at 3:04 pm.
2. Reports of Officers and Standing Committees
 - a. President – Rick Huttner
Approval of the minutes for the January BOD meeting. Motion made, seconded, and carried.
 - b. Secretary – Janet Dermer
Nothing to report.
 - c. Treasurer/Finance – Desiree Collins
FY22 Budget –
Operating budget supports these priorities:
 - DCCR clean-up
 - Water usage study of the irrigation and ponds
 - Common area gardens rejuvenation
 - Reforestation based on recommendation from study done by Sam Foster and Bob Strumpf

Capital budget supports these priorities:

Culvert replacements

Front entrance Monument

Fencing repairs

Note: Funding for reserve bridge moved to FY22 capital budget since it will not be finished in FY21.

Motion made, seconded, and passed to approve FY22 budget.

Annual Assessment Fee – Motion to approve the annual assessment fee was made via email. It was seconded, and passed.

Annual Assessment Letter – Motion to approve the Annual Assessment letter was made, seconded, and passed.

Additional financial and budgeting details provided to residents upon request.

d. Architectural – Jill Ward and Judy Burgess (Committee Co-Chairs)

No architectural report this month.

Proposal to create a checklist for homeowners to fill in at beginning of project.

Request for funds to hire architectural consultant when deemed necessary. Motion was made, seconded, and passed to approve moving funds from Legal to support an Architectural consultant.

Recommendation was made to support expanded architectural reviews. Further discussion was postponed pending discussion with our attorney to determine:

– Do HOAs typically pay for these expenses.

– Would we incur liability by providing in depth reviews.

Funds were moved from reserve funding to Professional Services to support this proposal if adopted.

e. Maintenance – Maureen Tara

Reserve Bridge – Work on the bridge was delayed due to snow.

Culverts – Culvert replacements are scheduled for March.

f. Director – Mimi Frenette

Nominating – Three positions to fill: Maintenance, Treasurer, and Secretary.

Mimi will send out a letter and talk to interested residents.

3. Item Requiring Discussion/Action:

a. Approve Budget for FY22 – See above.

b. Finalize Annual Assessment Letter – See above.

c. Plan for Annual Assessment Mailing – Jeanie Emigh volunteered to do the mailing.

- d. Winter Newsletter – Nearly ready for publication. Additional information will be included concerning speeding and parking in driveways.
- e. Sustainable Landscape Committee – Committee meets once a month. Proposal from Eric Bikis to do an evaluation of the irrigation supply and demand. The evaluation would provide water management and conservation measures and estimate water savings. Motion made, seconded and carried to accept the proposal.

4. Old Business

- a. Water Issue Reserve area — Sam Foster and Bob Strumpf performed a study of the Reserve water status and recommended a five year reforestation plan. The study is posted on the website in the Announcements/Events section.

5. New Business

- a. Speeding — David Andrews expressed concerns about speeding in the Ranch. Board will investigate installation and cost of using speed bumps, humps, and/or radar speed displays.
- b. James Ranch – Dan James informed the board that a liability assessment was performed for James Ranch which determined that an area of James Ranch is being used by residents of the Ranch to access the Animas river. This creates a potential liability for James Ranch. He offered two solutions to remove James Ranch liability:
 - James Ranch would create an easement to give the Ranch residents access to the Animas and any liability would be the responsibility of the Ranch.
 - Do a land swap of the approximately two acres of land that we lease to James Ranch for two acres of land to provide access to the Animas.Dan will get back to the board with a recommendation for one of the solutions.
- c. Results of the Board Retreat – Five goals were identified:
 - Front Entrance Sign replacement
 - Align DCCR and Architectural Rules
 - Community Connectivity
 - Drought and Water Concerns
 - Fire PreventionMotion was made, seconded, and carried to approve these five goals.
- d. Maintenance Sub-Committees – Maureen identified five sub-committees that will report to the maintenance chair: Irrigation, Garden, Sustainable Landscape, Tree, and Firewise. They will be listed on the web site rather than changing the by-laws to list them.
- e. Recommendation for board members to send documents and proposals to the board two days prior to the BOD meeting so they can be reviewed prior to the meeting.

6. Announcements

Annual meeting will be held on June 13th at 2:00 pm. Meeting location will be at The Grange or on Zoom, to be determined later.

7. Next Meeting Schedule and Location

March 15th, 2021 at 3:00 pm. The meeting will be held on Zoom

8. Adjournment: Motion made, seconded, and vote carried to adjourn at 4:46 pm.

Submitted by: Janet Dermer