

The Ranch Property Owners Association
ANNUAL MEETING
Meeting held at The Grange
June 13, 2021

1. Call to order at 2:03 pm and welcome. Rick Huttner, President
2. Announce Quorum—Janet Dermer stated a quorum was present.
3. **Introductions:**
 - a. RPOA Board of Directors. Rick Huttner, Janet Dermer, Desiree Collins, Maureen Tara, Jay Eagen, Mimi Frenette, Mike Caspar. Board members introduced themselves.
 - b. RPOA Members – 33 members were present at The Grange and 35 proxy cards were received, for a total of 68 lots being represented. Residents introduced themselves.
4. **2021 Minutes:**
 - a. Motion made and seconded that the minutes from the Annual Meeting on July 19, 2020 be approved. Vote of membership to approve minutes was unanimous.
5. **Old Business:**
 - a. DCCR Revisions – The DCCR has been going through revisions to bring it in line with Colorado law, remove conflicting or duplicate architectural rules, and clean up the document’s formatting. There are structural changes, but not foundational changes.

George Widmeyer has created a side by side comparison of the existing document with the updated document, which will be posted on the website pending board approval. An email will be sent when it’s posted and there will be a minimum of 30 days for residents to review the document. There will also be a meeting to discuss the changes. Contact George or Desiree if you have questions.

- b. Gardens and Gopher/Groundhogs – See maintenance report below.
6. **Election of New Board Members.**
 - a. Running for three year terms were Jim Prendergast, Jeanie Emigh, Laura Parker, and /Mike August and for a one year term was Jay Eagen. The candidates that were present at the meeting introduced themselves. The votes were counted and they were elected unanimously.
7. **Report of Officers and Chairs of Standing Committees**
 - a. **President – Rick Huttner.**

Rick thanked all Ranch residents who helped out on the various projects we undertake as this is a big money saver for the Ranch and keeps our community looking beautiful. Accomplishments for this year included:

 - Gardens are being renovated
 - Removed trees that are a fire hazard
 - Gazebo is now unlocked and a bridge and direction signs were installed
 - Two culverts were replaced
 - Reserve bridge was replaced

Reminder that volunteers are always needed to keep The Ranch functioning and looking beautiful.

The board is aware of several issues of concern to residents, including dogs off leash, speeding, trespassing, and cars parked in driveways. A survey will be sent out to gain further understanding of residents' feelings about these issues.

b. Secretary – Janet Dermer:

Owners were reminded to contact Jeanie Emigh or Carol Lewin if they have any updates to their contact information in the directory.

c. Director Report – Jay Eagen and Mimi Frenette

Jay and Mimi increased communication with the distribution of the Ranch Roundup, which summarizes issues and priorities in The Ranch.

A survey sent out earlier this year identified five priorities that are being addressed by the board:

- Replace the front entrance sign
- Align the DCCRs and architectural rules
- Communications: surveys and seasonal newsletters
- Community drought and water concerns
- Fire prevention

d. Treasurer/Finance Committee – Desiree Collins:

FY21 – Desiree reviewed the expenditures in the 2021 budget. She explained the operating and capital expenses and how money is allocated to each one. We came in under budget largely because the light poles were less expensive than budgeted, the front entrance sign replacement was delayed to FY22, and we received a rebate for electricity.

FY22 – The increase in operations was driven by priorities identified in the annual meeting and the survey, but due to careful budgeting, the annual assessment did not increase. Desiree asked for a motion to approve the 2021-2022 budget. A motion was made and seconded and the motion passed unanimously. Contact the treasurer for specific information regarding the budget.

Reserve Fund – The reserve fund is the money necessary to repair/replace common area items. It's currently funded at 85% of the target amount identified in a report created by a credentialed Reserve Specialist. This puts the risk of a special assessment at less than 5%. Desiree requested that a motion be made to move excess funds from FY21 to our reserve account. A motion was made and seconded and the motion passed unanimously.

e. **Architectural Committee – Judy Burgess and Jill Ward:**

30 projects approved, including:

- 6 Door and window replacements and refurbishments
- 14 Deck replacements, modifications, repairs, and railing additions
- 2 Walkways
- 4 House and gazebo roof replacements
- 2 Solar roof panel
- 5 Landscaping improvements
- 5 Air conditioners
- 1 Pet door
- 5 Painting projects
- 4 Hot tub removal and/or replacement
- 1 Dumpster placement
- 1 Remodel or new construction
- 1 Exterior repair
- 3 Garage doors

2 Disapprovals

- 1 Garage door – resolved
- 1 Metal wainscoting
- 1 Metal roof

Roofing – 13 cedar shake roofs still remain in The Ranch.

f. **Maintenance Committee – Maureen Tara:**

Completed Projects

- Replaced street lights
- Replaced street signage
- Replaced the reserve bridge
- Replaced two culverts
- Replaced section of fence between The Ranch and Goodman Estates
- Replaced gazebo roof
- Common areas were treated for prairie dogs in cooperation with the ranchette homeowners' treatments

Irrigation Committee

Several problems with line breaks, clogged valves, and broken pumps during start up this spring. Brooks Well Service has been contacted to provide maintenance.

Firewise Committee

Thanks to Sam Foster and George Widmeyer for attending educational fire and forest meetings and bringing back info to the board and providing recommendations.

Thanks to Sheila Lee and Jenelle Vincel for mapping fire hydrants. They will be tested at some future date this year.

Thanks to the team who pruned common area spruces:

Bob Cochran, Bob Condit, Maureen Tara and Jay Eagen

Thanks to the team who removed junipers on Cottonwood Creek Road (CCR) and along Hwy 550:

Cathy Neill, Linda Olmstead, David Andrews, Scott Voss, Sam Foster, Dot Wehrly, Maureen Tara, Sheila Lee and Vanessa Callahan and her children.

The committee has recommended removing the junipers along CCR behind the townhouses and replacing them with less flammable shrubs.

Garden Committee

Based on comments in last year's annual meeting and a subsequent survey, the community indicated that the gardens were in poor condition and needed to be beautified. The gardens will be renovated in two phases. Phase 1 will be implemented this year and the gardens will be weeded, planted with perennials, mulched, and edging added if missing.

Completed projects

- Created a standing garden committee

- Contracted with EarthScapes to add one more weeding day

- Hired landscape designer, Debra Galbraith, to redesign five of our largest gardens

- Removed spreading ground cover to make weeding easier

- Added edging if it was missing

Planting and mulching were delayed until this week because Durango Nursery had problems getting plants from their suppliers.

Thanks to the volunteers who trimmed the crab apple trees and bushes in the island near lots

Len Schmeltzer, Mimi Frenette, Nancy and Terry Woods, Bob and Nancy Cochran, Linda Philp, Maureen Tara

Sustainable Landscape Committee

Current Projects

- Reforest the reserve over the next 4-5 years because the cottonwood trees are dying from lack of water.

- Reclaim the area between the homes and the road in the reserve because it's currently infested with gophers and non-native invasive weeds. The weeds and gophers were treated this year.

Future Projects

- Rescue/replace the lodgepole pines along Hwy 550 that are dying from insufficient water and old age.

- Create a list of xeriscape plants and landscape designs and submit to the Architectural Committee as guidelines for homeowners who want to convert to xeriscape landscaping.

Entrance Sign – Durango Signs is unable to work on the project because they are booked through the end of the year. Other metalworking, lettering, and electrical contractors have been found and we're anticipating an August/September time frame. The work will take about five weeks.

Mapping of The Ranch – Thanks to Bob Strumpf and Ken Hunter for consolidating our current maps and resource data. When completed, we will have mappings of:

Street lights and circuit breakers and the date they were replaced

Fire hydrants

Gardens

Pumps, with their size and the date they were replaced

Irrigation ditches and culverts, with the date the culverts were replaced and their size

8. New Business

- a. Animas River Access – An easement granted to The Ranch by James Ranch is still being worked on. This will provide access to the Animas River using land owned by James Ranch and remove their liability.
- b. A discussion was held concerning trespassers in The Ranch and various incidents that have been reported. Question(s) will be added to the upcoming survey to get feedback from residents to gauge their level of concern.

9. Announcements

Next Annual Meeting – June 13, 2022.

Garage Sale is scheduled for June 19th.

Big thank you to outgoing board members for their service.

10. Adjournment

Motion made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 4:58 pm.