

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: April 19, 2021

Location: Rick Huttner's Deck

Start Time: 1:00 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, Myriam Palmer, Jim Prendergast, Jeanie Emigh, Bob Strumpf, Kent and Florence Short, Sam Foster and Dot Wehrly

1. Call to order at 1:07 pm.
2. Reports of Officers and Standing Committees
 - a. President – Rick Huttner
Motion made, seconded, and carried to approve the March BOD meeting minutes.
Gazebo – Direction signs to the gazebo have been added as well as a bridge across the ditch on the path to the gazebo.
 - b. Secretary – Janet Dermer
Nothing to report.
 - c. Treasurer/Finance – Desiree Collins
Two assessments are still outstanding. Desiree will follow up.

Reminder that a vote will be taken at the Annual Meeting to move remaining money from FY21 into the reserve fund.

Return on mutual funds is low. Will look into moving some of the money to another investment.

Finance committee will discuss whether or not we should be more aggressive with our investments at their next meeting.

The Reserve Fund is 98% funded for FY22.

Current financial report was provided to the BOD.

Additional financial and budgeting details provided to residents upon request.

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

Formal approval for the trellis has been communicated to the McFaddens.

Our attorney believes we don't have liability for anything architectural even if later on there is an issue. She added text to the DCC&R stating this.

Motion was made, seconded, and carried that 75% of architectural review costs will be assumed by the homeowner and RPOA will pay 25% of the costs.

Pending

Lot 30 Replace and extend deck and front walkway with Trex
Lot 46 Install forced air and AC condenser behind stone wall
Lot 48 Extending deck
Lot 78 Replace damaged back door

Active

Lot 18 Bumping house out on 1 side and garage
Lot 21 New home
Lot 25 Repaint 3 decks same color
Lot 41 Overlay existing deck with Trex
Lot 49 Replace decks and steps with Trex
Lot 76 Backyard fence
Lot 87 Install solar panels on roof
Lot 103 Add safety rails to deck on east side of house.

Complete

Lot 23 Garage Door
Lot 38 Add trellis
Lot 62 Remove hot tub. Replace decking with composite. Add stairs and handrail
Lot 146 Installing railings at front and back door

e. Maintenance – Maureen Tara

Culverts – Culvert replacement is complete.

Motion made, seconded, and carried to approve new members Jennelle Vindel and Jack Eberhart to Firewise Committee and Scott Voss to Sustainable Landscape and Tree Committees.

Maintenance Expenses – Motion made seconded, and carried to approve funds to the following companies:

San Juan Wildlife Services to eliminate gophers in the Reserve and near the entrance to The Ranch.

Earthscapes for labor and materials for the nine gardens in phase 1.

Cook Land Services to kill invasive weeds in the Reserve, RV park, and behind the tennis courts.

Sub-committee Reports

Sustainable Landscaping – Committee recommends not adding any more common area to the irrigation system.

Firewise – During spring cleanup volunteer days, junipers along Highway 550 and Cottonwood Creek Road behind the townhouses will be removed. Sam Foster will ask the Fire Department to test the fire hydrants.

Irrigation – BOD approved a water cutback schedule that may be required this summer because of the ongoing drought and will communicate it to the community in the next Roundup.

Tennis Court – Jeanie Emigh volunteered to find someone to paint the tennis court and replace the net. She also volunteered to purchase vests that will have “RPOA Volunteer” printed on the back.

- f. Director – Jay Eagen
 - Speeding – Desiree is looking into renting a speeding sign and Jay will look into speed humps.
- 3. Items Requiring Discussion
 - a. Annual Meeting Letter
 - Secretary needs material by May 3rd for mailing by May 5th
 - Rick Huttner to provide Annual Meeting letter.
 - Mimi Frenette to provide nominating information.
 - Desiree Collins to provide DCC&R overview.
 - b. DCC&R
 - Provide an index to DCC&R sections.
 - Talk about changes during the Annual Meeting.
 - Hold vote for DCC&R approval in July or later and provide proxy cards.
- 4. New Business
 - a. Garage Sale – Scheduled for June 19th.
 - b. Goodman Fence Repair
 - Need to determine scope of project and contact homeowners in Goodman subdivision. Motion made, seconded, and carried to use Tim Nistler for the repairs.

- c. Junipers along Cottonwood Creek Rd – Will discuss in next meeting.
 - d. RPOA Website Guidelines — Myriam Palmer
Discussion postponed to the next BOD meeting.
5. Old Business
- a. Enforcement issues
 - Speeding – See above
 - Dogs off leash – Mimi reported seeing no dogs off leash.
 - Cars in Driveways, Trespassing – Tabled until the next board meeting.
 - b. Front Entrance Project – Maureen Tara
 - The metalworkers that Durango Signs normally uses to build and install signs are booked through the end of the year. This means we will have to find a metalworker who is available this year to build/install the sign as well as an electrician to create and install the sign lighting. The most likely new sign installation is August/September of this year. Because of this, annuals will be planted in the entrance garden this summer.
6. Next Meeting Schedule and Location
May 17th, 2021 at 1:00 pm. The meeting will be held on Zoom or Rick Huttner’s deck.
7. Adjournment: Motion made, seconded, and carried to adjourn at 3:37 pm.

Submitted by: Janet Dermer