

The Ranch Property Owners Association
ANNUAL MEETING- Draft Minutes
Hosted using Zoom – Virtual Meeting
July 19, 2020

1. Call to order and welcome: Bob Condit, President
2. Announce Quorum—Janet Dermer stated a quorum was present.
3. **Introductions:**
 - a. RPOA Board of Directors: Bob Condit, Janet Dermer, Desiree Collins, Florence Short, Maureen Tara, Rick Huttner
 - b. RPOA Members – 41 members were in the Zoom meeting. 50 proxy cards were received with 51 lots being represented. Twelve members submitting proxy cards were also in the Zoom meeting for a total of 80 lots being represented. Residents introduced themselves.
4. **2019 Minutes:**
 - a. Motion made and seconded that the minutes from the Annual Meeting on June 9, 2019 be approved. Vote of membership to approve minutes was unanimous.
5. **Old Business:**
 - a. DCCR Revisions – The DCCR has been going through revisions for several months to bring it in line with Colorado law, clean up the architectural rules, and clean up the document’s formatting. The DCCR is currently in review by our attorney after which it will be posted on the bulletin board in the mail room and opened up for review and updates by residents. Final approval will occur next year.
 - b. Gazebo – The gazebo has undergone a thorough renovation and has been restored to its pristine condition. The work included a new roof, clearing away overgrown trees and bushes, rebuilding the bridge, and painting the gazebo. A big thank you to all who helped in this project including Bob Cochran, Frank Lee, Maureen Tara, Mary Nowotny, Scott Voss, Jim Moore, and Rick Huttner. Future improvements will include a path leading to the gazebo and a sign pointing the way because the gazebo can be hard to find.
6. **Election of New Board Members.**
 - a. Running for a 3-year term were Mimi Frenette and Mike Caspers and for a 1-year term was Janet Dermer. The three candidates introduced themselves. A request was made for nominations from the floor. None were made. Mimi Frenette, Mike Caspers, and Janet Dermer were elected by acclamation because they were running unopposed.
7. **Report of Officers and Chairs of Standing Committees**
 - a. **President – Bob Condit:**

Bob 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:

 - Gazebo restoration
 - Fire mitigation
 - Culvert replacement
 - New river rock along the roads to fill in bare places
 - Street light replacement

b. Secretary – Janet Dermer:

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

c. Treasurer/Finance Committee – Desiree Collins:

Desiree reviewed the expenditures in the 2020 budget. She explained the various accounts and how money is allocated to each account. In addition she discussed the Reserve Study and the allotments to specific items within those accounts to ensure we are able to cover capital improvements without imposing an additional assessment on owners. Desiree explained that due to careful budgeting, the annual assessment went up by only 1%.

Desiree requested that a motion be made to move funds from our banking account to our reserve account. A motion was made and seconded and the motion passed unanimously.

Desiree asked for a motion to approve the 2020-2021 budget. A motion was made and seconded and the motion passed unanimously. Contact Desiree Collins for specific information regarding the budget.

d. Architectural Committee – Florence Short:

30 projects approved, including:

- 4 Door replacements and refurbishments
- 4 Deck replacements, modifications, repair, and railing addition
- 7 Cedar shake roof replacements
- 1 Solar roof panel
- 1 Gazebo roof replacement
- 2 Landscaping improvements
- 2 Air conditioners
- 1 Trash storage shed
- 1 Ham radio wire antenna
- 4 Repainting projects
- 1 Hot tub placement
- 1 Driveway staining
- 1 Sidewalk resurfacing

2 Disapprovals

- 1 Disapproval for a fence
- 1 Penalty for failure to submit an application before a project began

Roofing – Fifteen cedar shake roofs still remain in the Ranch.

Three new roofing materials were approved by the board.

DaVinci Shakes – A composite resin replacement for cedar shakes.

CeDUR Shakes – A synthetic composite cedar shake roofing material.

DECRA Shake XD and Shingle XD– A lightweight steel shingle with a stone granule coating.

Air Conditioners – Please be aware that all air conditioners need approval from the committee pertaining to their placement and type.

e. Maintenance Committee – Maureen Tara:

Completed Projects

- Replaced 3 pump house wood shake roofs with asphalt shingles
- Repaired elbow joints in mailroom pond and the pond near lot 57
- Replaced Fawn Lake culvert
- Refurbished river rocks along streets
- Replaced all streetlights

Projects to be Completed

- Repair Reserve Bridge
- Replace Culverts near mailroom and lot 57
- Replace Front Entrance Sign

Drought – The southwest has been in an extreme drought since 2000. Because of this, we need to remain diligent about fire prevention measures. To support fire prevention, we have been clearing out junipers, but we have many more that need to be removed.

Maureen will create a “sustainable landscaping” committee in anticipation of having less available water for irrigation as the water level of the Animas River continues to decrease.

Entrance Sign – Two design concepts for a new entrance sign were presented at the meeting. Estimates for the work were delayed due to issues related to COVID-19 and the estimates we finally received were prohibitively expensive. We are now working on scaling back the size of the sign and the size and materials for the retaining wall. When a reasonable price is reached, homeowners will be sent the two designs and asked for their choice.

8. New Business

Concern was raised about the state of the flower beds. They are not looking nearly as good as they have in past years, which impacts the aesthetics and home value prices in the Ranch. It was recommended contacting EarthScapes to discuss how to remedy.

Gophers and groundhogs have become an increasing issue in the Ranchettes and in some common areas. Because of health concerns about rodents carrying diseases, e.g. bubonic plague, the infestation needs to be addressed. The board will discuss the issue in the next BOD meeting.

Florence is retiring and thanked the Architectural committee members for their assistance.

A concern was raised about trespassers and horses in the Reserve.

9. Announcements

Next Annual Meeting – June 13, 2021.

No Garage Sale or Labor Day Picnic this year because of COVID-19.

Big thank you to Bob Condit for serving as President.

10. Adjournment

Motion made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 4:37 pm.