

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: September 21, 2020
Location: Rick Huttner's Home
Start Time: 3:00 pm

Board Members:

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

Guests:

George Widmeyer
Florence Short
Jeanie Emigh
Judy Burgess
Jill Ward
Candida Bush
Greg Thompson
Carol Lewin
Scott Voss
Bob Condit
Frank Lee

1. Call to order at 3:05 pm.
2. Reports of Officers and Standing Committees
 - a. President – Rick Huttner
Discussed moving landscaping out of Architecture and determined that landscaping for the common areas is under Maintenance but a sub-committee under Architecture could be formed to handle owners' landscaping.

Motion made, seconded, and carried to approve Judy Burgess and Jill Ward as Architectural co-chairs.

b. Secretary – Janet Dermer

Approval of the minutes for the August BOD meeting.

Motion made, seconded, and carried.

Approval of the draft of the Annual Meeting minutes for 2020.

Motion made, seconded, and carried.

Directory will be sent to the printer this week and put in the mailroom for distribution to on-site owners. Directories will be mailed to off-site owners.

c. Treasurer/Finance – Desiree Collins

Financial – A slide of the RPOA financial overview was provided to the board.

Highlights included:

- Total revenue was slightly higher than expected because of a wildlife rebate and a fine.
- 29 of 32 light poles recently replaced are actually owned by LPEA. Negotiations are underway to reimburse RPOA.
- Capital expenses were significantly under budget because the street lights were less expensive than expected and no work was done on the entrance sign.

Additional details provided to residents upon request.

A survey of the common areas will be conducted to get a better idea of where the reserve funds should go.

Budgeting begins in October. Owner input is welcome.

d. Architectural – Bob Condit (Acting Chair)

Approvals Pending

None

Approvals

Lot 5 – Replace 3 windows on back of house.

Lot 14 – Repaint front door with a different color.

Lot 23 – Replace wood shake roof with Tru-Def asphalt shingles.

Lot 76 – Shorten deck so it doesn't extend over property line.

Completion Certificates

Lot 14 – Repainted front door with different color.

Lot 52 – Replace wood deck with Tamko Evergrain Deck Material.

Lot 60 – Update and repair of front walkway decking. Replacement of the building fascia boards with TREX and installation of transom window.

Lot 85 – Replace window.

Lot 103 – Exterior painting of house and trim without change in color.

Lot 107 – Install TRANE air conditioner/furnace air handler/air filer.

- e. Maintenance – Maureen Tara
Irrigation – Irrigation cutoff is scheduled for September 27th.
Irrigation blowout is scheduled for October 5th.

Fall cleanup is scheduled for October 12th and 13th.

Noxious Weeds – Watermilfoil in two ponds must be treated because it could get into the Animas River. Since water must be shut off for the treatment, this will occur after 9/27. A motion was made, seconded, and carried to approve the funds for treatment.

Culverts – The culvert under the railroad tracks is full of vegetation that needs to be removed because it is causing flooding of the tracks.

Culvert Replacement – The culverts by the mailroom and on Cottonwood Creek Rd. need to be replaced. After talking to several companies that install plastic liners, the conclusion is that our culverts are not candidates for this treatment. Therefore they need to be dug up and replaced in the spring before the water is turned on. A motion was made, seconded, and carried to approve hiring a structural engineer to create a technical statement of work for the bid process.

Reserve Bridge – Inspection of bridge supports found that they need to be replaced. A motion was made, seconded, and carried to solicit technical expertise in replacing the bridge. This project is still planned for this winter.

Gardens – A big thank you to Mary Nowotny who generously donated two hours of her gardener's time to come out and redesign some of our gardens.

Maureen will be getting estimates for adding borders to the 4 gardens that don't have borders and the cost of labor and plant material for adding perennials to all of our gardens.

Recommend removing two gardens in order to cut down maintenance: The garden that's to the right of the entrance and the one that is closest to the picnic tables in Bear Park.

Communication – George will send out an email addressing the reserve bridge and turning off the water.

Mimi and Jay will have a proposal for quarterly communications at the next board meeting.

- 3. Items Requiring Discussion/Action**
 - a.** DCCR still under review by attorney.
 - b.** Architectural co-chair – see above.
 - c.** Entrance sign project postponed until next spring.
 - d.** Garden committee report – see above.

- e. Reserve bridge repair – see above.
4. New Business
- a. Gazebo – looking into adding electricity for lighting, path options (see above), and sign indicating how to get to gazebo.
 - b. Tree removal – Woodchuck will remove dead trees and the one across the path in the reserve.
 - c. Contract Extensions – Review contracts and renegotiate as appropriate.
 - d. Internet Services – Look at moving website and email to Network Solutions.
 - e. Prairie Dogs – Rick Huttner will contact the one owner that has not taken steps to have prairie dogs removed. All prairie dogs should be treated at one time to prevent re-infestation.
5. Old Business
- a. Motion made, seconded, and carried for HOA to contract removal of 2.5 feet of deck on lot 76 that extended into common area.
6. Next BOD Meeting Schedule and Location – October 19th, 2020 at 3:00 pm. The meeting will be held at Rick Huttner’s house, weather permitting.
7. Adjournment: Moved, seconded, and vote carried to adjourn at 5:27 pm.

Submitted by: Janet Dermer