

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: March 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
Myriam Palmer
Jeanie Emigh

1. Call to order at 3:08 pm.
2. Reports of Officers and Standing Committees
 - a. President – Rick Huttner
Approval of the minutes for the February BOD meeting. Motion made, seconded, and carried after update added that Dan James will provide a recommendation of one of his proposals providing Ranch residents with access to the Animas River.
 - b. Secretary – Janet Dermer
Nothing to report.
 - c. Architecture – Jill Ward and Judy Burgess (Committee Co-Chairs)
 - Pending
 - 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 87 Install solar panels on roof
 - Lot 146 Installing railings at front and back door

 - Complete
 - Lot 1 Front Porch Brace

Lot 23 Garage Door (Pending resolution of color)
Lot 87 Replace gazebo roof
Lot 98 Placement of dumpster

- d. Treasurer/Finance – Desiree Collins
Current financial report provided to the BOD.

Motion made, seconded, and carried to approve monthly payment plan per request from a homeowner.

Additional financial and budgeting details provided to residents upon request.

- e. Maintenance – Maureen Tara
Reserve Bridge — Work on the bridge is complete. The new utility poles are sitting on concrete blocks and the middle pier was retained because it is in good shape. Desiree and Doug Collins volunteered to clean up extra wood.

Culverts – Culvert replacements are starting the week of March 15th.

Spring Cleanup – Scheduled for May 10 and 11. Volunteer days for making our community “firewise” are scheduled for May 7 and 8.

Maintenance Sub-Committees – All committee members must be approved by the BOD. Motion made, seconded, and carried to approve the following sub-committee members.

Irrigation – George Widmeyer, Frank Lee, Bob Mals, Bob Condit

Garden – Linda Philp, Len Schmeltzer, Connie Voss, Ann Huttner, Marian Hamlin, Michele Mals, Janice Prendergast, Nancy Woods

Sustainable Landscaping – Maureen Tara, George Widmeyer, Dan Patterson, Len Schmeltzer, Dot Wehrly, Sam Foster, Myriam Palmer

Tree – Sam Foster

Firewise – Sam Foster, George Widmeyer, Sheila Lee

Fish – Scott Voss, John Burden

Maureen will post the sub-committee member list in the mailroom.

Sub-committee Reports

Firewise – Members will walk through the community and make a list of work that is needed in the common areas. Safety recommendations for homeowners will be included in the April Roundup.

Garden – Recommend removing the garden in the island near lot 66.

Sustainable Landscaping – Investigate feasibility of replacing the bluegrass in Bear Park with a grass that uses less water. Goal is to reduce watering from three times per week to once a week.

Front Entrance – Difficult to find a stone mason. Jay Eagen suggested contacting Rand Myrick. To keep costs down, the plan is to decrease the area from 40 feet to 25 feet.

Water Conservation – Eric Bikis is conducting a study which covers six acres of ponds, 5,000 feet of water channels and 40 acres of irrigated grounds. The report is expected at the end of June or beginning of July.

Speeding Mitigation – The cost of installing two speed humps was determined to be too expensive. Other solutions are being investigated.

f. Director – Mimi Frenette

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

Jim Prendergast has volunteered to fill the Treasurer position.

Several people are interested in joining committees but not the board.

George and Maureen will draft a recruitment letter.

3. New Business

a. RPOA Website — Myriam Palmer

Proposed removing the Classified menu item because it is not being used.

Guidelines for posting on the website are needed. Jay Eagen, Desiree Collins, and Maureen Tara volunteered to help Carol Lewin define guidelines.

Jeanie Emigh asked that her phone number be removed.

b. James Ranch – Dan James

Dan ruled out the land swap proposal as it would require revisiting land conservation agreements, so a decision was made to proceed with an easement. Our attorney, Christina, wrote an agreement for the easement. In return for the easement, The Ranch will waive the rent money for the approximately two acres that are rented to James Ranch. Desiree checked with our insurer and was told there wouldn't be an additional fee to insure the easement. A motion was made, seconded, and carried to accept the proposal and send it to James Ranch.

c. Architectural Sub-Committee – Mimi Frenette

Mimi requested approval for the architectural sub-committee members Dan Patterson, Mary Sue Burnham, and Ann Huttner. Motion was made, seconded, and carried to approve the members.

d. Entrance Sign Survey – Jay Eagen

Of the 42 responses received, 26 were for option A and 16 for Option B.

e. Communication Frequency – Jay Eagen

Feedback from some residents was that they only wanted communications regarding critical issues. Unfortunately, there is no easy way to do that. Will try to reduce frequency of reminders.

4. Old Business

- a. Reserve Bridge – See above.
 - b. Street Cleaning – Will be done at the customary time, which is after snow season.
 - c. Cars in Driveways – Tabled until the next board meeting.
 - d. Speeding – Tabled until the next board meeting.
5. Next Meeting Schedule and Location
April 19th, 2021 at 3:00 pm. The meeting will be held on Zoom
 6. Adjournment: Motion made, seconded, and carried to adjourn at 4:54 pm.

Submitted by: Janet Dermer