

The Ranch Property Owners Association
Board of Directors Meeting
Minutes

Date: May 17, 2021

Location: Zoom Meeting

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:

Myriam Palmer, Jim Prendergast, Jeanie Emigh, Sam Foster, Laura Parker, Mike August

1. Call to order at 1:05 pm.
2. Reports of Officers and Standing Committees
 - a. President – Rick Huttner

Motion made, seconded, and carried to approve the April BOD meeting minutes.
Gazebo – Bridge across the ditch on the path to the gazebo has been installed. Gazebo currently locked because of nesting goose. Walkway to the gazebo will be repainted this summer.
 - b. Secretary – Janet Dermer

Nothing to report.
 - c. Treasurer/Finance – Desiree Collins

Current financial report was provided to the BOD. Graphic was added to the report showing how our money is spent.

Additional financial and budgeting details provided to residents upon request.
 - d. Architecture – Jill Ward and Judy Burgess (Committee Co-Chairs)

Pending
Lot 21 New home

Active
Lot 2 Landscaping, add rock, mulch, and plants
Lot 10 Paint exterior of home

- Lot 18 Bumping house out on 1 side, garage on 2 sides raising garage roof
- Lot 30 Replace and extend deck and front walkway with Trex
- Lot 40 Replace storm door
- Lot 49 Replace decks and steps with Trex
- Lot 72 Reactivate previously approved plan
- Lot 76 Backyard fence
- Lot 78 3 Solar lights on walkway, down facing low wattage lights
- Lot 78 Replace damaged back door with slightly larger door, paint same color
- Lot 87 Install solar panels on roof
- Lot 107 Stain house and decks same colors

Complete

- Lot 23 Garage Door
- Lot 25 Paint three decks same color
- Lot 41 Overlay existing deck with Trex
- Lot 46 Install forced air and AC condenser behind stone wall
- Lot 48 Extend deck
- Lot 79 Repair sunken pavers and extend around patio
- Lot 103 Add safety rails to deck

e. Maintenance – Maureen Tara

Motion made, seconded, and carried to approve new member Lana Leslie to the Garden Committee.

Tree and Shrub Cleanup – Woodchuck will return later this week to finish work.

Irrigation – Some pipes were cut during culvert installation and need to be repaired. Some pumps aren't working and need to be repaired. Obstructions in culverts have been removed.

Gardens – After irrigation issues are repaired, EarthScapes will concentrate on gardens.

f. Directors – Mimi Frenette/Jay Eagen

Nominating – Message to residents concerning need for volunteers to serve on the board elicited responses and all seats are now filled.

3. Items Requiring Discussion

a. DCC&R Changes

Architectural rules concerning land use restrictions should remain.

Some rules were changed to remove conflicts between the Architectural and the DCC&R rules.

Most changes are structural. The document will be posted on the website pending board approval.

- b. Reserve Fund
 - We currently invest our reserve funds in bonds in accordance with DCCR rules. Desiree worked with financial professionals and the Finance Committee and furnished a report to the board. More information was requested prior to approval. Desiree will send an email to the advisor asking for a characterization of the investment risks.

- 4. New Business
 - a. News Letter – Next news letter to be sent in July after the annual meeting.

 - b. Junipers along Cottonwood Creek Rd – Three proposals were considered.
 - Remove and not replace. This was determined to be unsightly and privacy would be an issue.
 - Remove and install stone wall was determined to be too expensive.
 - Remove and plant new shrubs. Would need another irrigation zone. Somewhat expensive, but was determined to be the best option.

 - c. Annual Meeting – The Grange has been rented for the meeting.
 - Masks will be required if county recommends – may need to purchase some.
 - No refreshments will be served.

- 5. Old Business
 - a. Enforcement issues – A survey will be sent to residents requesting feedback for the following issues. Trespassing, speeding, dogs off leash, and cars in driveways.

 - b. Goodman Ranch Fence – Tim Nistler has ordered the materials for the fence. Budget for the fence allows 48 feet to be replaced.

 - c. Front Entrance Project – Maureen Tara
 - Maureen will continue on as project lead. Two bids have been received for stone work. Still need bids for metal work. Phillips Electric will be contacted for lighting. Maureen will mark the dimensions for the new sign on the existing sign and request feedback from BOD members.

 - d. Annual Meeting
 - Reminder that the Annual Meeting is scheduled for 1:00 pm on June 13th at The Grange. Face masks will be provided for those not yet vaccinated.

- 6. Next Meeting Schedule and Location
 - June 14th, 2021 at 3:00 pm. The meeting will be held on Zoom or Rick Huttner’s deck.

- 7. Adjournment: Motion made, seconded, and carried to adjourn at 2:54 pm.

Submitted by: Janet Dermer