

**The Ranch Property Owners Association
ANNUAL MEETING
Animas Grange Hall, County Rd. 203, Durango, Colorado
June 19,2022**

Approved at Annual Meeting June 11, 2023

Prior to meeting secret ballots were submitted to approve the adoption of new and amended DCCRs. The vote to approve was 80 lots in favor 10 opposed. The new amended and restated DCCRs will be posted on website as approved this date.

The meeting began with a slide show of Ranch Residents engaged in volunteer and social activities around the neighborhood. Thanks to Mimi Frenette, for producing this.

- 1. Call to order and welcome: Rick Huttner, President**
- 2. Announce Quorum—Jeanie Emigh stated a quorum was present.**
- 3. Introductions:**
 - a. RPOA Board of Directors: Rick Huttner, President, Jim Prendergast, Treasurer, Jeanie Emigh, Secretary, Mimi Frenette, Director, Mike August, Maintenance Chair, Jay Eagen, Director
 - b. RPOA Members -48 lots represented 42 proxy cards on file. Residents introduced themselves.
- 4. Approval of Annual June 13, 2021 Annual Meeting. Minutes approved unanimously.**
- 5. Election of New Board Member, Jay Eagen:**

Bob Condit made a motion from the floor to elect Jay Eagen to a three-year term on the board by a verbal Vote. The motion was seconded and the motion passed unanimously and Jay Eagen was elected to the BOD for a three-year term.
- 6. Report of Officers and Committees:**
 - a. President: Rick Huttner**

Rick updated the information on the new front entrance sign which has been installed and the stone work is awaiting completion. As there has been some contractor delays with this project it will not be completed until the fall and new landscaping will have to be completed in summer of 2023. Many owners commented on how much they liked the new sign. Thanks to Rick and Maureen Tara for their work on this project. Rick thanked the many residents who work so hard as volunteers to support our Ranch community in particular Jay Eagen for producing The Ranch Round-up and conducting surveys to get owners' input.
 - b. Secretary; Jeanie Emigh**

Jeanie reminded owners that they are always welcome to attend BOD meetings which are still being conducted via zoom with the instructions on the website. Any changes to mailing or contact information should be given to Jeanie for updates for the data base and directory. Jeanie thanked Carol Lewin for her continued good work in producing the directory.
 - c. Treasurer: Jim Prendergast**

Jim conducted a slide presentation covering the budget expenditures for 2021-2022. He reviewed the Reserve Study and how it is conducted and how monies set aside in the reserves keep our capital projects moving forward without the need for additional assessment. Jim took and answered questions from the owners. Jim made a motion to transfer excess revenue into the reserves. The motion was seconded and approved unanimously. Jim presented the information for the 2022-2023 Budget. He made a motion to approve the 2022-2023 budget. It was seconded and passed unanimously.

d. Maintenance: Mike August

Mike thanked the many volunteers who support the Maintenance Committee in particular the volunteers who assisted with Juniper removal along Hwy 550 and Cottonwood Creek Rd, which included planting new shrubs. The flower committee is moving forward under the leadership of Katherine Holt. We will be moving forward with replacing the old and damaged culverts in 2022-2023 and information will be posted in the mailroom and on the website regarding dates and times. Mike asked owners to bring any ideas and suggestions regarding maintenance to him. He also asked if rocks are needed in the borders next to owners' homes that they advise him so these areas can be covered when the work is done later this year.

e. Architecture: Marian Hamlin

Dan Patterson thanked the members of his committee and announced that Marian Hamlin would be the new chair. He indicated it was a positive year for updates and improvements throughout The Ranch particularly with replacements of shake shingle roofs.

Marian thanked all those owners who have submitted timely request for architectural approval for their properties. She reminded owners that two copies must be submitted when an approval is requested. This can be done online or two copies can be placed in the mailroom where a slot has been created "marked" Architectural Committee.

7. New Business:

a. Garage Sale:

There were only two sign-ups for the Annual Garage Sale June 18,2022 this year so owners were on their own to conduct a sale. Five owners participated with good results reported.

b. Fire Marshall for Durango Fire Protection District: Karola Hanks

An extensive presentation on fire safety around owners' property was presented. Firewise information was made available. She discussed the need to develop an emergency exit and entrance for safety and will be working with owners on this issue. Marshall Hanks also presented information on the renewal of the areas that were burned in the 416 fire. She took questions from the audience.

8. Announcements:

a. Next Annual Meeting- June 18, 2023

9.The meeting was adjourned at 4:40PM.

Respectfully submitted:

Jeanie Emigh, RPOA Secretary

Approved:

Rick Huttner, President