

RANCH HOMEOWNERS ASSOCIATION FILING ONE - MINUTES OF 2012 ANNUAL MEETING

Meeting Held: 5/16/2012 Ranch Country Club.

Homeowners in attendance: 18 individual representing 14 households.

Meeting was called to order at 7:05 pm by president Gary Hanson.

Proof of Meeting notice: Mailed Meeting postcards.

Attendance sheet was signed by all present.

Last year Meeting Minutes was read and approved by all.

FINANCIAL REPORT: Gary Hanson presented the Financial Report (prepared by Wendy Kuligowski). Funds can be moved from regular checking to money market account at the bank. Money can be moved back and forth. \$28 interest made 2012. Money in account is acceptable for a nonprofit. \$43,000 approximately in reserves.

Damage to fence discussed during the January 2012 winter season .

Jim Ellis moved to approve; Julio Raphael seconded. Financial Report accepted.

Fence damage (staining): Don Hafer will talk to the lady who initially installed the fence to see about cost for repair and cleaning. The fence manufacture is disallowing warranty because someone has used an inappropriate cleaner on the fence. Slats and tops cost will about \$8,500. Most of the cost is in the material. Marilyn Durkee will explore possible alternatives.

ACC REPORT: JANEEN BRANVOLD

Several houses cleaning up nicely. A few lawns needing help still. Marilyn Durkee talked about Filing Three and the community event for cleanup. Possibility of dumpster for cleanup. Send out letter to let people know about spring cleanup. Concerns about lawn maintenance were discussed. Will talk to list of homes with some degree of problems. Get them together and look at them as a whole, and seek speedy resolution. Rental code through City of Westminster can be used for any rental property with problems. The present ACC committee has enough members so there is no need for election of new members. There are a number of new projects both started and completed.

ELECTION OF NEW OFFICERS: GARY HANSON

Two interested people for board: Steve Burnett and Kerrie Clark.

Gary Hanson and Wendy Kuligowski are willing to help transition new members.

Because of limited number of candidates there was a show of hands acclamation for two new members with no dissenters.

OLD BUSINESS: GARY HANSON

1. Curb painting resolved in Westminster courts.
2. Monument: "Covenant Protected" addition to the sign failed.

NEW BUSINESS: GARY HANSON

1. Homeowner , tree removal, and fix driveway deemed "wait and see situation" 9/22/2011 after meeting with homeowner. House foreclosed, tree has been removed. Homeowners Association didn't want to go out on limb for fixing then filing lien for charges. New owner will replace driveway in the Fall. Thank you, Ken Harris.
2. Sam Compagno talked about issues, pets, open garage doors. Suggested publishing some covenants quarterly in a newsletter.
3. Again the issue of member Email addresses availability? Send out newsletters to canvas and send out reminder web site address.
4. Julio said first point of contact should be our web site: <http://www.ranchfiling1.com>.
5. Marilyn Durkee and a committee will put together a newsletter to go out in the mail.
6. Ken Harris mentioned the possibility of forming a special improvement district with City of Westminster to fix the fence or redo it.

Bob Davis moved to end meeting, Jim Ellis seconded. Meeting adjourned 8:17 pm.

Meeting Minutes recorded by Chris Hanson, appointed Secretary.