

The Ranch Filing 1 HOA Annual Board Meeting Minutes

May 16, 2013 Annual HOA Board Meeting

Meeting held at The Ranch Country Club

Homeowners in attendance: 18 homeowners 24 attendees

Meeting was called to order at: 6:00 pm

Proof of Meeting notice: Mailed Meeting postcards

Attendance sheet was signed by all present

Last year meeting minutes was read and approved by all:

President introduced himself and began the meeting by asking everyone to introduce themselves.

Move to read the minutes. The members chose to read themselves, motion to by Patti Gilmore and second by Sheldon Foss.

Karrie Clark reported on the Treasurer's report – 5 members have not paid, requested that Ken Harris to help with the lien process.

President is requesting for people to volunteer for Vice President, and secretary. No one volunteered.

Sheldon Foss – said there are some fence problems and asked that we look at repairing.

Mr. Ron Post requested the owner at 1698 West 115th (Glen) House has had a continual problem with its weeds, driveway and overall condition of the property.

Janeen Branvold spoke and said that Gary Hanson and Janeen have spoken to Glen W to do improvements (he had a lot to do to the house; they have gone to him several times).

Members request that Glen to be removed from the board. It was motioned and seconded to remove Glen from the Board. Have Ken Harris write a letter to Homeowner, enforcement of the covenants - Section 4.10.

Mr. Post motioned that we fine Glen \$50 fine for each offence, i.e., grass is not cut, water and/or maintain curb appeal - send him a letter and give him a certain amount of time to complete it was seconded to move forward. Amend the motion to increase fine to \$300 per month for fine based on bylaws approve, pull back the motion to change the bylaws – motion to change the bylaws and send a notice to have a special meeting about the bylaws Mr. Post with the motion – use assessment his property get an estimate to fix his property in have Ken Harris write the letter.

Marilyn Durkee said that 11421 Quivas Way is trash pit, tires and needs to be cleaned up, the The Pool's are selling their home – we need to enforce the ACC – The filing is a disgusting and needs to be enforced on keeping the filing a clean and presentable filing. Marilyn brought up the home on 11421 Shoshone with the amount of cars and people in homes. Discussion was to assessment of the cars and number of people. The HOA will notify the home owner about the covenant being broken – this area is zoned PEP and OEP only single family homes. Carol Menard suggested that we need to enforce the bylaws.

1658 West 115th is storing oil in gallon barrel – in front driveway – it was suggested to write a letters to all the homeowners to enforce the bylaws

Ken is going to write a letter to Glen Wieczorek for the improvements of home, as well as write a letter to three other home owners.

Nomination of board members, Ron Post was nominated for Director (member at large) seconded.

Nomination for Mike Menard, Marilyn Durkee for ACC 7 votes, Mike Menard, Marilyn Durkee, to the ACC board. Janeen Bravold said she would resign if Marilyn was elected.

The committee chose to motion the Budget to stay the same as 2012. Seconded by Jim Ellis

Discussed the newsletter and will continue to provide.

Discussion was brought up about a new fence versus repair the old fence. Further research with the City Of Westminster to get funds from the special improvement district, as well as a complete HOA members vote. Suggested to form a committee, and have them do the research. Have to be election by all homeowners to approve. Mike Menard will do the research on the fence.

New business, talked about landscaping, snow removal to be more precise about snow removal of equipment.

Please call about the cable cord along Pecos.

Steve brought up the subject of Zero landscaping estimate from Global Landscaping - The cost would be approximately \$37,000 it was agreed to get additional bids.

The website needs to updated and correct emails and phones numbers to be updated.

Jim Ellis volunteered to work with Global Landscaping to look into a shut off valve for Filing 3, since they are no longer going to water the swale on the back side of Hole 2.

Members are concerned about the house on the corner of 115th & Quivas Way, need to investigate what is going on at this address. In addition the homeowner needs to repair the fence, the owner is in California – need to correspond with the owner and find out the status.

Jim Ellis moved to adjourn the meeting, Ken Harris seconded, and all voted to end the meeting.

Additional note: Subsequent to the HOA Meeting, the Board Members made changes to the ACC Committee Members as follows: Frank Mozeika, Bob Davis formally resigned and the Board Members requested that Janeen Bravold step down from the committee. The Board Members agreed to have Don Hafer as Chairman, along with Mike Menard (voted new Member), Marilyn Durkee (voted new Member) and additional new member Cindy Green, who was voted in after the fact.