

Ranch HOA Board Meeting

June 23, 2019 2PM

1. Call to order
2. Approval of June 7, 2018 Annual Meeting Minutes
3. End of Year Financial Report from CPA - Q&A - Jerry Southwood Treasurer
4. 2019 Budget Review - Jerry Southwood Treasurer
5. Snow Removal Review and Update - Mark Smolen
 - a. 2018/19 we used 52 visits (50 in contract) paid for 2 extra.
 - b. Updating Contract to Cover April
 - c. Gas Price Rider Remains in Contract (did not tick above \$3/gal)
 - d. Doug Averill helped us twice to move snow on corners and he widened roads
 - e. Danielle and Jerry backed me up while I was out of town--thank you!
6. 2018/19 Accomplishments:
 - a. Ditch work & cleaning of culvert on Ranch Rd/Latigo
 - b. On-going review/monitoring of water run-off near Franklin / Crouch Residences (Latigo)
 - c. Spring and Fall Cleanup days - Thank you everyone!
 - d. Paved 750 ft of Ranch Road in Spook Hollow
 - e. Sprayed noxious weeds on Ranch Rd (Thank you Charlie Wright for donating spray, etc)
 - f. Ongoing mowing of roadsides, emergency exits/bridle path (thank you Gerry Berendt)
 - g. Website updated with new searchable Covenants and By-Laws. Also updated ARC documents, checklist for new builders, agreement for new construction with HOA, etc.
7. New home construction update:
 - a. Marquez Home nearing completion (Latigo)
 - b. Mauro Home nearing completion (Pommel)
 - c. Franklin Home construction underway (Latigo)
8. Complaints received and/or dealt with:
 - a. Wildlife concerns - placed info signs
 - b. Construction Noise - New Sound Abatement Rule proposed.
 - c. Slippery / Snow Covered Roads - Called for plowing/sanding
9. Reading of proposed Sound Abatement Amendment. Motion needed to ratify. Discussion. Changes? Vote on Ratification.
10. Upcoming Roadwork
 - a. Partial Paving (550 ft) of Ranch Road North/downhill from the "T"
 - b. Paving Ranch Road from Latigo to Robertsons
 - c. Seal coating all of upper neighborhood (See map)
11. Property Tax on Green Space - Application for Review Filed
12. Affidavit filed to remove Green Space from Blacktail TV tax role (Save \$5/yr)
13. Saddlehorn/Quarter Circle: Comments Filed with County and Commented at 3 public hearings.
Jerry S and Mark S met with owners. Working on Easements for 3 properties to use Ranch Rd.
14. Public Comments and Q&A
15. Mailbox discussion - many thefts recently. Discuss a locked box
16. Elections of new/returning officers (Danielle Roland and Robert Bolain applied).
17. Motion to Adjourn