

# **The Ranches HOA Board of Trustees**

## **Meeting Minutes**

**07/08/10**

- 1. Call to Order / Roll Call / Establish Quorum / Proof of Notice**
  - a. Jon Celeya called the meeting to order a 6:02 pm
  - b. Board Members Present – Jon Celeya; John Linton; Josh Schreiner; Jon Barclay; Teresa Edwards.
  - c. Other Present – Brian Haskell; Ryan Kent; Brady Pitcher; Robert Holewinski; Stephanie Escaban.
- 2. Approval of minutes for 06/10/10:**
  - a. Motion to approve by Jon Barclay; 2<sup>nd</sup> by Teresa Edwards; Approved (3 Yeas 2 Abstain)
- 3. Open Forum**
  - a. Robert Holewinski – Showdown 522 – Wanted to discuss several items with the Board of Trustees:
    - i. Frustrations because of the HOA's enforcement tactics and detail.
    - ii. Concerned about the vacant lots and vacant homes. Would like the HOA to step in and take care of these problems.
    - iii. Would like more information provided in the notices.
    - iv. Request the HOA consider funding a portion of block parties for neighborhoods.
    - v. HOA should consider allowing homeowners the ability to incorporate more "green" focused designs in landscape and homes. Explained the benefits of Seedums for roofs and landscaping.
- 4. Officer Reports:**

Treasurer's Report – As submitted
- 5. Committee Reports:**

DRC – Minutes submitted  
Planning – No meeting scheduled  
Landscape – Discussion from Rocky Mountain Landscape  
Welcome – As submitted
- 6. Management Report – As submitted**
- 7. Previous Meeting Follow-Up**
  - a. Action Item report submitted
- 8. New Business**
  - a. Castle Rock #53; Request to keep gravel for parking in front of fence. Homeowner would like to change the rule as long as gravel is kept weed free. (DRC recommendation to take to the Board)

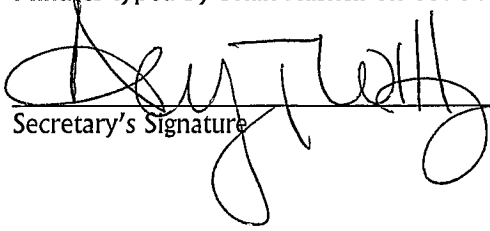
- i. Motion by John Linton to deny the request to change the guidelines, and grant the homeowner 12 months to correct the problem. 2<sup>nd</sup> by Josh Schreiner; Approved Unanimous
- b. Robert Holewinski – Showdown 522:
  - i. No Action Taken – See Open forum for information
- c. Vacant Lot Clean-up Plans:
  - i. Action Item – Management to prepare estimates for the completion of this work. Considering the following issues:
    - 1. Consider clearing 20 – 25 feet to front of home on vacant homes.
    - 2. Clearing park strips and 4 feet behind the sidewalk on vacant lots.
  - ii. Action Item – Management to gather cost to clear open space overgrowth covering sidewalks and walkways.
- d. Resolution #118 – Alley Side Driveway requirements.
  - i. No Action taken – Board made suggestions for a change in wording and would like the revised resolution brought before the Board at the next meeting.
- e. Street Trees – Saddleback Subdivision
  - i. Motion made by John Linton to fulfill the original Saddleback street tree agreement established by a previous Board. 2<sup>nd</sup> by Jon Barclay; Approved Unanimous.
- f. Yards of the Month
  - i. Motion made by Josh Schreiner to accept Ruby #6 and Crittenden #11 as Yards of the Month. 2<sup>nd</sup> by John Linton; Approved Unanimous.

**9. Adjourn Meeting or Executive Session**

- a. Motion to adjourn to executive session by John Linton; 2<sup>nd</sup> by Josh Schreiner; Approved Unanimous. Moved to Executive Session @ 7:40 pm
- b. Motion to return to open session by Josh Schreiner; 2<sup>nd</sup> by Jon Barclay; Approved Unanimous. Moved to Open Session @ 8:40 pm.
- c. Review Projects from Previous meeting action items.
  - i. Motion made by John Linton to proceed with projects as outlined in the staff report submitted by Management. Obtaining bids or cost comparisons before awarding the jobs to any contractor. 2<sup>nd</sup> by Jon Barclay; Approved Unanimous.
- d. Entrance feature discussion – Reserve Spending Plan
  - i. Motion made by Josh Schreiner to approve the entrance monument funding plan as detailed in the Staff Report. Accepting the 5 year plan to modify and improve the main entrance features reflecting the designs presented. 2<sup>nd</sup> by Jon Barclay; Approved Unanimous.
- e. Motion to adjourn Meeting by Teresa Edwards; 2<sup>nd</sup> by Jon Celeya; Approved Unanimous. Meeting adjourned @ 7:49 pm.

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 07/08/2010 @ 9:00AM

A handwritten signature in black ink, appearing to read "Brian Haskell", written over a horizontal line.

Secretary's Signature

8/18/10

Date