

The Ranches HOA Board of Trustees Meeting Minutes

10/13/11

- 1.** Call to Order / Roll Call / Establish Quorum / Proof of Notice
 - a. Meeting called to order at 6:01pm by Jon Celaya
 - b. Trustees Present: Jon Celaya; John Linton; Kyle Burdette; Josh Schreiner. Teresa Edwards arrived at 6:10pm.
 - c. Others Present: Kim Farnworth (Highland Delegate); Roger Shirin (Homeowner); Ryan Kent (Rocky Mtn. Landscape); Max Darrington; Scot Hazard; Brian Haskell; Mike Monsen
- 2.** Approval of minutes for 09/08/11;
 - a. Motion made by Josh Schreiner to approve the minutes as submitted; 2nd by Kyle Burdette; Approved Unanimous.
- 3.** Open Forum:
 - a. Roger Shirin introduced Kim Farnworth as the new Delegate for the Highlands Sub-association. The Board welcomed Kim and thanked Roger for his years of service to the community.
 - b. Ryan Kent (Rocky Mountain Landscape) explained that the season is closing and fall cleanup will begin next week. Irrigation system winterization has begun and should be completed by the end of the month. Ryan answered questions from the Board and expressed appreciation for the opportunity to serve the Ranches Community. The Board generally complimented Ryan for the appearance of the community open space and the improvement over the last two years.
- 4.** Officer Reports:

Treasurer's Report – Kyle Burdette
- 5.** Committee Reports:

DRC – Minutes submitted:

 - See Agenda Items 8bi and 8bii

Planning – No Meeting Scheduled

Landscape – No Meeting Scheduled

Welcome – Report Submitted
- 6.** Management Report – Reports Submitted
- 7.** Previous Meeting Follow-Up – Report Submitted
- 8.** New Business
 - a. Scot Hazard (Real Estate Group) – Scot presented and explained the efforts that it takes to complete snow removal for The Ranches (he uses several pieces of equipment and 8 laborers each time he removes the snow). He expressed

appreciation for the opportunity to provide this service to the community for the past 8+ years and is looking forward to next year. His contract price has not increased for the last 8 years and will remain the same for 2012.

- b. Max Darrington from Darrington Tree Experts – Certified Arborist
 - i. Max has completed a brief review, with recommendations, of the trees currently installed in the open spaces within The Ranches community. He explained his findings and answered questions from the Board.
 - ii. Brian Haskell explained that he would like to utilize the skills of both Max Darrington and Brady Pitcher to develop a comprehensive tree management plan for The Ranches. Brian suggested that he would meet with both Max and Brady to determine a scope of work and cost to prepare this tree management plan.
 - iii. *Action Item* – Management to prepare a cost estimate for the development of a tree management plan with specific proposals from both Max and Brady. Management to present this proposal and receive approval before engaging either consultant to complete this project.
- c. DRC Items to discuss
 - i. Street Trees on Peregrine Road (b/w Nolan Park and Sundance)
 - 1. Motion made by John Linton to require London Plane trees as the approved street tree, and to allow all currently planted trees to remain until replacement becomes necessary. 2nd by Josh Schreiner; Approved Unanimous.
 - ii. Play Structure Guidelines – Do we want to create any guidelines or allow them to be creative with colors, etc.
 - 1. *Action Item* – Management to continue to enforce guidelines that are currently in place, providing some latitude for play structures.
- d. Reserve Study Discussion/Approval
 - i. *Action Item* – Management to utilize recently completed reserve study when calculating the budget proposal for 2012.
- e. Homeowner Request – Chimney #12, 43 (3422 E. Windhover Cir)
 - i. Motion made by John Linton to proceed as outlined in the staff report presented; 2nd by Kyle Burdette; Approved (4 Yeas 1 Abstain).
- f. Foreclosure Updates – Report Submitted
- g. Snow Removal Bids
 - i. Motion made by John Linton to postpone approval of snow removal bids until next meeting; 2nd by Kyle Burdette; Approved Unanimous.
- h. Mike Monsen – City Council Candidate
 - i. Mike introduced himself and thanked the Board for their service to the community.

Adjourn Meeting or Executive Session

Motion made by Josh Schreiner to adjourn; 2nd by Teresa; Approved Unanimous.

Meeting Adjourned at 7:35 pm

Minutes recorded by Brian Haskell

Minutes typed by Brian Haskell on 10/14/2011

Secretary Signature

Date