

The Ranches HOA Board of Trustees Meeting Minutes

03/08/12

1. Call to Order / Roll Call / Establish Quorum / Proof of Notice:
 - a. Meeting called to order at 6:02 pm by Jon Celaya
 - b. Trustees Present – Jon Celaya; Teresa Edwards; Jon Barclay; John Linton; Larry Veblungnes (6:05)
 - c. Others Present – Adam Olsen (Planning Committee); Lindsey Barrett (Delegate); Kim Farnworth ((6:07)Highlands Delegate); Tyson Dewsnup (Delegate); Roger Shirin (homeowner); Brian Haskell (Management); Misty York (Management); Laura Barlow (Management)

2. Approval of minutes for 02/09/12.
 - a. Motion made by Jon Barclay to approve the minutes listed as submitted. 2nd by Teresa Edwards; 3 Yays; 1 Abstain; Approved.

3. Open Forum:

No open forum items

4. Officer Report:

Treasurer's Report – Report Submitted

5. Committee Reports:
 - a. DRC – Minutes Submitted
 - b. Planning – No meeting Scheduled
 - c. Landscape – No Meeting Scheduled
 - d. Welcome – Report Submitted

6. Management Report – Written Reports submitted and reviewed

7. Previous Meeting Follow-Up – Report submitted and reviewed
 - a. Tree Wells-

Action Item: Management to obtain 2 other bids to finish out the tree wells.
Motion by John Linton to allow management to review and award the contract after obtaining additional bids, not to exceed \$9000; 2nd by Jon Barclay;
Approved; Unanimous

 - b. Adding Mulch in Tree Wells- the Board decided against adding mulch at this time but might reconsider after a year.

8. New Business
 - a. Castle Rock #53(7455 Castle Rock Rd) – Homeowner requesting to appeal decision made previously by the DRC and the Board in 2010.

Motion made by Teresa to grant an extension to the end of April to bring the whole area into compliance or starting May 1st the violation process will continue; 2nd by John Barclay; Approved; Unanimous

- b. Addition of Planning Committee Member – Adam Olsen (Planning Committee) made a request to add Brady Pitcher to the Committee.

Motion made by Teresa Edwards to approve the request; 2nd by John Linton; Approved Unanimous

- c. Entrance Plan Review – Management presented the bid from E. A. Lyman Landscape Architects.

Action Item: Management to obtain one other bid for the entrance plan.
Motion made by John Linton to authorize management to prepare and award contract based on the extra bid, not to exceed \$7500; 2nd by John Barclay; Approved; Unanimous.

- d. Resolutions- Good Standing, Best Practices - Both Resolutions were discussed and reviewed.

Motion by John Linton to accept the Good Standing Resolution #122 as submitted; 2nd by Teresa Edwards; Approved; Unanimous
Motion by John Linton to accept the Best Practices Resolution #123 as submitted; 2nd by Jon Barclay; Approved; Unanimous

- e. Pesticide Bid – Management submitted a bid from Rocky Mountain for the removal of Grubs.

Motion to accept the bid up to \$950 by Jon Barclay verifying it will be properly applied and guaranteed; 2nd by John Linton; Approved; Unanimous

- f. Budget Adjustment for Tree Wells –

Motion by John Linton to use \$5000 from Tree Maintenance and move an additional \$5000 from snow removal to Additional Maintenance; 2nd by Jon Barclay; Approved; Unanimous

9. Adjourn Meeting or Executive Session:


- a. Motion to Adjourn to Executive Session made by Teresa Edwards; 2nd by John Linton; Approved Unanimous.
b. Adjourned to Executive Session at 7:05 pm
c. Motion by Jon Barclay to exit executive session; 2nd by John Linton; Approved Unanimous. Return to regular session at 7:18 pm
d. Motion by John Linton to approve the 3 year landscaping contract with Rocky Mountain as submitted; 2nd by Jon Barclay; Approved; Unanimous

Motion made by Larry Veblungnes to adjourn; 2nd by Jon Barclay; Approved; Unanimous.

Meeting adjourned at 7:20 pm

Minutes recorded by Brian Haskell/Misty York

Minutes typed by Misty York on 03/9/2012

A handwritten signature in cursive script, appearing to be 'Misty York', written in black ink.

4-12-12

Secretary Signature

Date

President