

## Draft Minutes

### BOARD OF DIRECTORS MEETING

May 2, 2011

Board members present were Dan Ellis, Gwen Ballard, Christie Jensen, Paul Schlauch, Dennis Reynolds, Chris Coyle, Vanessa Anthes. . Also attending the meeting were Ranch Manager Steve Coley, Tom Vail, Carol Pucak, Ed and Jo Anne Anderson, Mardie Schlauch, Marcy Kneiper, and administrative assistant, Michele Willey. Peter Breitenstein attended by phone.

The meeting was called to order at 4:02 pm

#### Minutes

Approve draft minutes from March 7, 2011 meeting. Coyle made the motion to approve the minutes, seconded by Anthes. Vote was 5-2 with Reynolds and Ballard abstaining as Reynolds was not at the March 7 meeting and Ballard was not on the board yet. Approve draft minutes from April 8, 2011 meeting. Ballard moved to approve the minutes with Coyle seconding. Approved unanimously.

#### Homeowner Issues

Homeowner letters and comments –

- Carol Pucak addressed the Board regarding concern for infrastructure funding, fire litigation proceeds, timeliness of the minute distribution to homeowners, survey validity and a perceived lack of notification to homeowners for discussion regarding outside horse boarding. She felt that the recent homeowner survey was unreliable. Schlauch responded that the Board is aware of the infrastructure needs and that future surveys will be administered differently. The Board agreed that the minutes need to be distributed to owners sooner and will work to move to a bullet format. Horse boarding had been approved pending resolution of adequate insurance protection, for which information is still being gathered. It was restated that the approved boarding policy allowed for evicting boarders with 30 days' notice.
- Sierzant neighbor trees – Coley was directed to send out violation notices to homeowners with diseased aspen trees.
- Spero Demis letter – His concerns regarding overgrazing were discussed, which would not be the case given the current and anticipated herd size. His other concerns had been considered in the earlier discussion of this issue.
- Multiple letters regarding James Hanas using compost pile – The Board has decided that if Ranch residents are commercial contractors they may dump branches and lawn clipping if

the only source are Ranch homeowners. No other commercial contractors may dump material on Ranch property.

#### Old Business

- Articles and Bylaws review and approve revisions to recommend to members.
  - Motion to recommend to the membership approval of the amendments to the Articles of Incorporation. Reynolds made the motion to approve and Coyle seconded. Discussion: None. Passed unanimously.
  - Motion was made by Anthes to recommend to homeowners to approve amendments to the Bylaws with the single change in the language changing the quorum requirement in the draft back to the 51% that is stated in the current bylaws. Seconded by Ellis. Discussion: None. Passed unanimously.
  
- Definitions of “Owner” and “Guest” - Board members expressed their thoughts concerning possible definitions and agreed to certain concepts on a preliminary basis. Schlauch will seek additional community input through the various advisory committees and directly from the members. Advisory committees will post meeting dates to community one week prior to the meeting via Ranch website and an email blast. All advisory committee meetings will be held at the Ranch office.
  
- Consideration of and action regarding use of fire litigation settlement funds in light of HindmanSanchez opinion. Discussion regarding use of the funds only to mitigate damage caused by the fire and the requirement that any project costs in excess of \$10,000 must be voted on by the community.
  
- Further consideration of the results of the membership survey regarding funding of recreational activities, including additional survey responses and initial decision regarding amendment of the Declaration. No discussion, other than to not post the final 4 pages of the survey on the website to keep homeowner names private.

- Review Rainbow Court, Wolff easements, Kassco update. Final edits have been submitted to Balcomb and Green, to be sent to the respective homeowners shortly.

#### New Business

- Girardot/Gerber flood repair update – Repairs completed.
- Martin condo leak update – Work to determine location of freezing pipes to commence May 3.
- The topic of suspension of the rights of members to use the recreational common elements should they be in arrears on payment of their association assessments was added to the agenda for Board consideration and action. Coyle moved that the Board suspend the above rights for any association member in arrears for a period ending the month following the month of the assessment. (Example: the assessment for April must be paid no later than May 31). Ellisseconded the motion. The motion was approved unanimously and Steve Coley was instructed to issue a blast email to all members immediately. He was further instructed to contact all members who are delinquent to advise them of the suspension of their ability utilized the recreational common elements including, but not limited to, golf and fishing.

#### Manager's report

- Well house repairs – Wellhouse repaired, and is structurally and electrically in better shape than originally constructed.
- WWTP repairs – The large mixer cannot be repaired as originally reported, and the anticipated cost for a new one is \$8,000.
- GIS licensing – The data set should be received shortly once the Iron Rose receives a copy of the April minutes as certified by the Board Secretary.

- Manager priorities for May - Infrastructure
  - Investigate costs for condo roof replacement, sewer line replacement or repair.
  - Investigate cost for water quality improvement.
  - The Basin ditch cleaning, feeder ditch to golf course cleaned.
  - Approval of rock structure to assist irrigation system: Ranch Creek. FlyWater is coming in on Wednesday to raise the water level for the intake. The Ranch Creek homeowners will pay for this repair. Motion made by Reynolds to approve, seconded by Ellis. Comments: None. Unanimous approval.
  - St. Finnbar flood mitigation – No plans were submitted. Coley will work with landowner and FlyWater to obtain full plans/cost estimate.
  
- RV Lot fee discussion – This is a common element with no charge. Coley will check into current usage and what space is still available.

#### February Financial Review

- HOA dues in arrears – Reynolds led the review of the March 31 financials and made recommendations to the format of the reports.
- Workers Compensation renewal. - Annual premium of \$5,700 does not require Board approval as this is a regular business expense.
  
- Foreclosure sales scheduled. - Alexander condo scheduled by the Public Trustee to be sold on May 11.

#### Confirm next meeting date

- June 6, 2011, regular meeting at 4:00. Work session at 3:00

Anthes moved that the meeting be adjourned and Ballard seconded. Meeting adjourned at 6:45 pm.