

## **BOARD OF DIRECTORS MEETING**

**August 8, 2011**

### **No Work Session**

### **Regular session at 4:00 pm**

Board members present were Paul Schlauch, Dennis Reynolds, Christie Jensen, Dan Ellis, and Vanessa Anthes with Gwen Ballard attending by conference call. Chris Coyle joined the meeting at 4:30. Also attending the meeting were Ranch Manager, Steve Coley, Mardie Schlauch, JoAnne Anderson and Michele Willey. Jerry Katz joined by conference call.

Paul Schlauch called the meeting to order at 4:02 pm.

### **Minutes**

- Approve draft minutes from June 6, and July 11, 2011 meetings. Motion to approve the minute by Anthes and seconded by Reynolds. Passed unanimously.

### **Homeowner Issues**

- Homeowner letters and comments – Linda Spangler, Condo #137 letter regarding her potable water. A filter system is in place and Coley recommended shocking the system with chlorine. If water is tested and meets the standards she may have to look into getting a larger filter. None of the other units in that building have the same problem. A purge valve on the west side of the Ranch is manually blown out once a day by the staff. We will continue working on the water but when the infrastructure is addressed could be when it is solved.
- Jack and Sis Olson letter. This is in regard to Condo #263. The renter's behavior is in question and there is trash continually outside. A form for renters will be generated out of the office with rules and regulations both in English and Spanish. Coley was directed to affirm zoning with regard to occupancy. Tenants can fish and use the open space if the owner surrenders their rights to the same. An owner release form will also be generated by the office.

### **Financial**

- June financial review – Reynolds reported that the audit is in process and should be finished soon. The accounting bills are still over what we had anticipated for this time of the year. Ranch staff is handling much more in the office than we did with CPMG but the bills don't reflect that at all. We are also over budget on fuel and will get some of that reallocated from the Golf fund. The Golf course is behind in revenue because of the rainy weather, the golf contract and the anticipated revenue from the "pay to play" portion of the original budget. Reynolds also stated that it would be difficult to not have larger increases in the assessments in the 2012 budget.
- Foreclosure sales scheduled – The sale of Condo #274 has been moved to September. The sale of Condo #289 is still scheduled for late August. There have now been five foreclosures in 2011

including these two, and there may be more coming up. 109 Stagecoach Circle is owned by Freddy Mac and has contacted the office about bringing the account current.

- Waterways notes paid last week.

### Old Business

- Further consideration of possible Amendment of the Declaration regarding funding of care and maintenance of recreational facilities – The Board will recommend to the members that the Declarations be amended to charge homeowners for the use the fishing, equine and storage facilities. The current system of charges related to fishing would not be changed until after the notes for the 2006 stream improvements were paid. This topic will be discussed at the 2011 annual meeting.
- Action on recommendation on OSAC proposal regarding Highway 82 Mitigation Plan and Entranceway Plan – The OSAC has concluded the estimated cost for the Front Entrance Project is \$150,000. Its cost estimate for the Highway Mitigation Project is \$300,000. It has included, in each estimates a contingency and management fee. The Board discussed at length the merits of the OSAC proposed projects and use of the Bailey funds to pay for them, with the balance of the Bailey funds being released for expenditure for capital improvements, replacements and repairs. The Board concluded that the use of Bailey funds to pay for these projects and the release of the funds would require the approval of 67% of the members entitled to vote. The Board also discussed the possibility that an anonymous donor would contribute a portion of the cost of the front entrance project. The amount of that contribution has, as of this date, yet to be determined.

In the public comment period, Jerry Katz commented that everyone on the Ranch would benefit from these projects, even if they don't live close to the highway, He stated opinion that they would a projected increase property values, buffer the highway and beautify the grounds. He expressed concern that the entranceway project might not receive sufficient community support. Mardie Schlauch said that she thought that if the Board proceeded with a vote of the members on these matters, the ballot should be structured so that members could vote on the two projects separately.

After further discussion by the Board, Ballard moved that the Board recommend to the members (1) approval of the expenditure of Bailey funds in an amount not to exceed \$300,000 for the Highway Mitigation Project and (2) the release the balance of the balance of the Bailey funds for (a) repayment of the waste water treatment loan and (b) repair, replacement and improvement of infrastructure, including, without limitation, water lines and facilities, sewer lines and roads. The motion was seconded by Reynolds and passed unanimously. This matter will be presented to the members for discussion at the annual meeting.

Further consideration of the OSAC recommendation regarding the Front Entrance Project was deferred until additional discussions with the potential donor could be conducted.

- Ratification of approvals of Girardot and McConaughy building plans – Motion by Coyle to approve ratification of building plans. Seconded by Reynolds. Unanimously approved.
- FWAC and OSAC letter to the Board regarding new structure for Open Space – Some of the money from the fire settlement would be used to build a shelter in the open space. The spot would be at the Twin Bridges area where the picnic table is right now. Costs not to exceed \$7,000. Motioned made by Anthes to approve, seconded by Coyle. Approved unanimously.

## **New Business**

- Planning for annual membership meeting, including
  - Review of agenda and consideration of sequence of discussion topics – Social Committee is preparing and planning
  - Responsibility for presentation of various reports, including
    - President's report (Schlauch)
    - Financial report (Reynolds)
    - Entranceway and landscaping plans (Jensen)
    - Use of Bailey Funds for repayment of WWTP loan and Highway Mitigation Plan and release of remaining funds for capital repair and replacement projects (Coyle)
    - Amendment of Declaration regarding funding of certain recreational amenities (Ellis/Ballard)
    - Managers' report. Handout of reports from the Advisory Committees.
    - Other: History of the Ranch by Dick Hunt, Door prizes by Jo Anderson, and Tours of the Homestead.

## **Manager's report**

- Weed mapping for GIS – Interns from NRCS have been doing data gathering of the noxious weed population here at the Ranch.
- Fire pit on Lot 13 – Plans for a sleigh wagon ride during the holidays and gathering around the fire pit are being made.
- Volunteer liability release form – This form to be filled out by anyone that volunteers here at the ranch.
- Horseshoe pit by playground – Volunteers to provide the man power.
- Renter policy and information packet – written in English and Spanish
- Road repairs – The eroded bank repair work is done.
- Headgate, channel maintenance – This work was done quickly last week. More was done in two days this year than in a week with the company we used last year.
- St. Finnbar final cleanup – Additional rock, topsoil, seed and mulch have been applied to the flood mitigation structure, and the owner seemed happy with the results. Schlauch directed Coley to write a note to the owner stating our thanks and that we're the area and St. Finnbar is happy with the project and Coley will write a note to them in closure.

## **Confirm next meeting date**

- Sep 12, 2011, regular meeting at 4:00.

Schlauch moved to adjourn the meeting at 6:25 pm, seconded by Coyle. Unanimously approved.