

**The Ranch Subdivision Filing No. 3 Homeowners Association  
Annual Meeting of the Members  
Thursday, September 18, 2014**

**Attendees:**

Board Members: Ms. Dale Swenarton Kalousek, Ms. Donna Hamilton, Ms. Tracy Dachenhausen and Mr. Dan Klenjoski. John Grudis is absent.  
Homeowners: Attendance sheet on file  
Guests: None

**1. Proceedings:**

Board President, Dale Swenarton, called the meeting to order at 7:11 p.m. at the Ranch Country Club, 11887 Tejon Street, Westminster, CO 80234. All final proxies were collected and it is determined a quorum was present for the transaction of business.

**2. Board Action:**

- a. Marie Boric moved to approve the 2013 Annual meeting minutes. Gary Ariniello seconded the motion, which unanimously carried. Emily Anderson abstained since she hadn't read the minutes.
- b. Dale Swenarton reviewed accomplishments for the year from the PowerPoint® presentation. (available on the website)

**3. Reports:**

**a. Grounds Committee:**

The perimeter fence on Pecos was hit by a drunk driver who drove north in the southbound lane, jumped the curb and destroyed two fence panels. There was a delay in repair since the distributor was out of business, and this style of fence is no longer available so supplies are limited. The HOA purchased three panels to stock inventory. Dan walked the original perimeter fence, and reports that it is stable and firmly grounded. A few frames are cracked, but the panels are sturdy and should last many years. After considering removal of the fence bordering the Ranch Place sidewalk access to open space, the HOA reversed its decision at this time, in response to homeowner appeals. Future HOAs may decide differently. The fence was repaired for \$600. It will not be stained, though homeowners are free to do so. Gary Ariniello suggested power washing to improve the appearance.

The bowing of the warped fence on 112<sup>th</sup> was eliminated when the new homeowners promptly removed the rock pushing against the fence after being alerted to the problem by Ms. Swenarton. The homeowner was very responsive and gracious, and a huge improvement was noted. There were no graffiti problems this year.

More than 40 homes participated in the Community Garage Sale. We extend our heartfelt thanks to realtor Janice Straub, who for years sponsored the sale with signage, notices, charity trucks and more. She has since moved out of state, and will not continue. Dan Klenjoski suggested coordinating with other Ranch filings to have one big sale. The Board thanked Ed Kuska for generously parking the community dumpster in his driveway for ten days. Homeowners are cautioned to supervise their contractors, who this year dumped appliances and more to overflowing, causing great problems for the HOA.

**b. Architectural Control Committee:**

Amy Chavez is stepping down as chair of the ACC after four years. The president and the HOA are profoundly grateful to Amy for her phenomenal job revamping and digitizing the ACC process. We will need someone to volunteer to take her place. In appreciation of Amy's contribution, Dale will personally donate to the Family Readiness Group (FRG), which supports the families that our deployed troops leave behind. She encourages others to do so.

In April, the HOA hired a management company to perform only ACC services. They were fired June 30. The professional person we hired last year was rehired when he became available again, and his duties will be expanded.

There was a discussion among John Noland, Tracy Dachenhausen, Gary Ariniello and Max Kettler about “ugly” cedar fencing and inconsistent fencing along the golf course and around a single home. Some want fencing limited to only wrought-iron for a uniform, upscale appearance. Wayne Nemitz notes that some think high cedar fences are great, but he has a 6’ fence and a fox has jumped it. Tracy noted Covenants are updated to permit new materials; e.g., tile roofs. Member suggesting forming a task force to explore requiring a uniform fence material and other options.

### **c. Swale Revegetation**

The native revegetation is progressing very well. Normally an area is dominated by weeds the first few years. This has not occurred due to the revegetation methods and strategy used. Native grass will NOT be mowed. A Member asks if it will be a fire hazard when dry. There are grasslands everywhere, and the area will be watered if necessary. Watch for informative flyers and news on the swale, which is a work in progress, with plant succession that will continue for years.

Several homeowners objected in writing, and at the meeting, to the south slope remaining turf. They resented all homeowners bearing the cost, while only a few benefitted. Dan Klenjoski said he joined the Board to protect the homeowners on that side of the swale so it continued to look the like a golf course area, and noted the low maintenance cost per home (actual \$25).

Dale Swenarton said the Board is reasonable and listens to, works with, homeowners. The Board compromised at the request of homeowners who dislike native vegetation.

Another member said the native revegetation is stunning and beautiful and he would love it by his house.

**d. Treasurer’s Report (financials):** Ms. Hamilton presented the annual report, attached. The balance sheet is current as of yesterday. The profit/loss goes through August; we are one month short of the fiscal year. Fence reserve is now \$106,500, which increased by \$50k in 2014. We took in \$20k **from legal fees, fines, and unallocated assessments**, which is now part of the fence reserve fund. Interest income is negligible. The Board will maintain the fence as is for as long as possible, and let the reserve fund grow.

There are only two homeowners who have not paid the 2014 dues; there were 15 non-payers when Homeowners’ Concerns resigned. Liens were filed against two homeowners for years of non-payment of dues, assessments and fines. One paid in full; the other on a payment plan. The HOA is foreclosing on one home for years of non-payment of dues, assessments, fines, ACC violations, etc.

Mary Dechant questions the \$11k legal fee expense. Most of these expenses will be reimbursed through the settlements and foreclosure. Dale states it is helpful to have an attorney on the board to advise officers before incurring attorneys’ fees.

Member asks why there is \$11k more in income than the budget. Dues were \$43,930; fines/late fees was \$2,545; liens/legal reimbursement \$5,397.74. Donna said the bookkeeper is using different numbers than she is because she included an additional month. Dale comments that the board is considering changing the fiscal year to a calendar year, in which case the Annual meeting would be held in February or March. Three volunteers monitor the money. One may be using an accrual method and the other, a cash method to provide absolute current figures for the Annual meeting.

Dues will automatically increase 10% annually from the current \$220 fee, per the Covenants. However, if no residents volunteer for the Board, a management company will be hired for \$15,000 to \$25,000 annually, and dues could increase by at least \$100 each home.

#### 4. New Business:

The term of Dale Swenarton Kalousek, president, is over, and after four years, she is stepping down. She will continue to write the newsletter and work and advise the Board on the swale revegetation.

a. Election of board officers. **No homeowners volunteered.**

#### 5. Homeowner Open Forum:

a. Member asks if we have an auditor for the financials. An auditor is costly. Dale Swenarton notes that there are three people handling the financials for security. One may be using an accrual method and the other, a cash method to provide absolute current figures for the Annual meeting. Ariniello suggests a neutral non-homeowner, Lowell Hegg, to examine the books. Another plea was made for qualified CPA/financial volunteers to serve on the Board

b. Member asks what is involved with being on the ACC. Dale suggests having a casual meeting to invite people and explain to them what is involved in volunteering. **Lori Koehler and Lorna Tessmer** are interested in the ACC and the job description.

c. Emily Anderson objected vigorously to an attorney's letter that she and her partner received regarding the swale. The Board has been very accommodating to their wishes for months. When Patricia Jarzowski sent an email that "auto-corrected" to mean to opposite of her intention, the Board agreed that a formal letter from the attorney was in order. New information received just prior to the Annual meeting was that the homeowners did not do the action in question. The Board issued an apology in writing the next day. However, the Board noted that there is a no tolerance policy to homeowners doing what they wish to the swale area.

d. Marie Boric commended the informational sign and flyers at the swale revegetation site, and would like it continued.

e. Wayne Nemitz, a homeowner since 1997, agrees there is a lack of volunteers. Even though Management Company fees are high, the costs break down to about \$75 annually per home, a negligible amount.

Dan understands that it is a small amount to pay, but the reason he volunteered is because he wanted ownership in the HOA. When he moved, the cul-de-sac turned over and everyone has been friendly. He wants the HOA to work for you and doesn't want to work against you. A management company has no stake in the game; we need more people to volunteer. Dale agrees. She got involved to do what she could. So many people have worked so hard to update things and make professional and efficient. You all have a voice and we are glad you are all here.

Max said the term "management company" is misleading. It doesn't provide management; they collect the money and do services for us. They will give guidance and write the letters for us. Volunteers in the association are still needed to do the work.

#### Adjournment:

Ms. Marie Boric made a motion to adjourn the annual meeting, which was seconded by Mrs. Wade and unanimously carried. The meeting was adjourned at 9 pm.

Respectfully submitted,

X \_\_\_\_\_

*Lin Rouse, Meeting Secretary*

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*Donna Hamilton, Association Secretary*