

**The Ranch Subdivision Filing No. 3 Homeowners Association  
Regular Meeting of the Board of Directors  
March 11, 2015**

**Attendees**

**Board Members:** Mr. Dan Klenjoski, Mr. Andrew Gehring, Mr. Brian Gardner, Mr. Tim Koehler, Ms. Joy Couch

**Architecture Control Committee:** not present

**Homeowners:** none present

**1. Proceedings:**

Mr. Dan Klenjoski called the meeting to order at 6:33 pm at the College Hill Library 3705 West 112<sup>th</sup> Avenue, Westminster, CO, 80031. It was determined that a quorum was present for the transaction of business of the Association.

**2. Open Forum:**

No homeowners were present.

**3. Minutes of January 20, 2015 meeting:**

The minutes of the January 20 Board meeting were approved as written.

**4. Reports:**

- a. ACC: Continuing to monitor vehicles parked in neighborhood. Have questions about outdoor light requirements. In next few months, will begin neighborhood walk through and provide homeowners with reminders of items that need attention.
- b. Treasurer Report
  - No report on accounts.
  - As of March 11, 170 of 198 households have paid the annual HOA dues. Second notices will be sent to households who have not yet paid.
  - Tax return will be filed by Monday March 16 due date.
  - A resolution will be made at the next Board meeting that expenses under \$1000 will only require 1 signature on checks.
- c. Secretary: Both Secretary of State and DORA filings have been completed.

**5. Unfinished Business**

- a. **Construction update:** 11319 Quivas Way: Exterior work is complete
- b. **Legal:** Payments pending for completed sale of foreclosure.

**6. New Business**

- a. **Swale:** Our filing shares the water meter with filing 1. They have presented us with a "catch up" bill for the usage. Further documentation and agreement on a consistent allocation for payment will be requested.
- b. **Tree trimming in swale:** A tree branch hangs dangerously over resident property. Will contact Greg's Tree Service for a trimming estimate.
- c. **Fence:** Have the police report for perimeter fence damage on 112<sup>th</sup>. Working to get parts to complete repairs. Mrs. Couch provided previous fence replacement costs to Mr. Gehring who will work to get updated costs for annual meeting in September.

**7. Adjournment:**

The meeting was adjourned at 7:24 pm. The next Board meeting will be May 5, 2015 at the Country Club.

Respectfully submitted,

Joy Couch, Secretary, Board of Directors, Ranch Filing #3 HOA