



## The Ranch Subdivision Filing No. 3 Homeowners Association

P.O. Box 351294  
Westminster, CO 80035-1294

HOA Email: [Boardrf3hoa@gmail.com](mailto:Boardrf3hoa@gmail.com)

Web Site: <https://www.theranchfiling3.com/>

---

### Board of Directors Meeting Jan 19, 2021, 6:00pm -7:30pm Location: Virtual

Attendees

Board Members:

- Jermey Troutd, President       Tim Koehler, Treasurer       Robin Jamison, New Member
- Andrew Gehring, General Member       Karen , New Member

Architecture Control Committee:  Mike Bonfiglio, ACC Rep.

#### 1. Proceedings:

Meeting called to order 6:01 p.m. Jan 19<sup>th</sup>, 2021

#### 2. Approval of Minutes:

The meeting minutes for HOA Board meetings held on November 6th, 2017 - were presented, reviewed and approval unanimously by all members present.

#### 3. Reports:

- Treasurer Report: Financials to be sent out
  - No Big expenditures outside of fence replacement
  - Dues Invoices sent – Allowed to send 1/2
- Grounds Report:
  - Irrigation needs to be addressed
- ACC Report:
  - Violations for Trash
  - Violation from 2020 w/regard to Disrepair
  - Discussion on providing support to financially challenged neighbors
  - Leniency being taken with regard to infractions
- Trash discussion
  - Group rates being investigated (again)
  - Lack of support by neighborhood
- Role Elections
  - President: Jeremy
  - Vice President: Robin
  - Treasurer: Tim
  - Secretary: Andrew
  - General: Karen

#### 4. New Business

- Island Refurbishment
    - Look into Community participation
  - Sign Refurbishment
  - Swale Refurbishment
  - Watering Issus
    - New Tap for sprinklers
  - Trash Service
-



## The Ranch Subdivision Filing No. 3 Homeowners Association

P.O. Box 351294  
Westminster, CO 80035-1294

HOA Email: [Boardrf3hoa@gmail.com](mailto:Boardrf3hoa@gmail.com)

Web Site: <https://www.theranchfiling3.com/>

---

- Community Guidelines

### 5. Home Owner Forum

- David Kershen
  - Topic: Suppression of Comments at Annual Meeting
    - Discussed Roberts rules, and allowed time (3 min)
  - Topic: Name Calling
    - Board unaware of name calling
  - Topic: ACC issues
    - Identifying information is not disclosed
    - Discussed many times
- Eric
  - Offer to assist on projects
- Send out updated information Request
  - TBD: HOA Secretary
- Daniella
  - Thanked HOA for fence replacement

### 6. Adjournment

The meeting was adjourned at 6:43 p.m.

Note: DRAFT Meeting Minutes are presented for approval at the next scheduled board meeting.

---