

The Ranch Subdivision Filing No. 3 Homeowners Association

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

<https://www.theranchfiling3.com>

HOA Board Meeting – Community

November 15, 2022, 6:30pm – 7:30pm

**Location: College Hill Library, L-211 in College Hill 2nd Floor, 3705 W 112th Ave, Westminster, CO 80031
and via Zoom**

Attendees: Included Tim Koehler, Helen Kamin, Robin Jamison, Karen Cramer, Mike Bonfiglio (ACC), Andrew Gehring

Dave Kerschen, Damien _____, Tracy Wild Dachenhausen, Michelle Werkmeister, Jenny Bonfiglio, Rena Talbott, Jeremy Troutdt, Scott Runnels, Alisa Houpt, and others in person and via Zoom (a complete list will be provided as an addendum, once the check-in sheet has been reviewed)

Agenda

- 1) Called to order at 6:41PM**
- 2) Approval of prior public meeting minutes:** Previous Annual Meeting minutes were approved.
- 3) Code of Conduct** will be read
- 4) Operations**
 - a) Treasurer's Report: See Treasurer's report in separate document. Proposed dues increase of 3.3%, bringing annual dues to \$310, in order to grow the reserve for the perimeter fence.
 - b) Secretary's Report: Reminded folks to refresh the HOA website when they visit it so that they're seeing most current information. Also requested that homeowners contact the Board via established Board email addresses, rather than attempting to engage with the Board on social media.
 - c) Grounds report
 - a. Swale: Listen to Zoom recording for information that was shared. Warning that the audio quality is poor in some areas.
 - i. Watering (still to be resolved, may include boring)
 - ii. Clean-up has been completed
 - iii. Culvert (City of Westminster is responsible, as it is the property of the City)
 - iv. Mowing (completed, with clean-up; HOA is responsible)
 - d) ACC Report: Mike Bonfiglio shared ACC reports. The documents are available on the HOA website.
- 5) New Business:**
 - a. Sign refresh, RF3 entries
 - b. Online voting is something we'd like to initiate so that we have greater participation
- 6) Vote for open Board seat:**

As there are NO HOMEOWNERS, thus far, who've come forward to express interest in volunteering for the upcoming open Board seat, there was no vote/no ballot.
- 7) Homeowner forum** (up to three minutes per resident)

- a. Question about putting “No Trespassing” signs in the swale area. Answer: The City says we’re not allowed to put up signs, the WPD states we should put signs up. The signs were ordered after the recommendation by the Westminster PD. They’ve not been installed, due to the City’s directive.
- b. Question about what exactly has been done in 2022. Answer: The island was relandscaped. The swale was cleaned up. We’ve had trouble getting projects done due to service providers not showing up.
- c. Question about why the work being done is called “redevelopment.” Answer: Having a “single line item” is the most efficient way to track and pay redevelopment expenses. Question: Why didn’t homeowner vote on the category name, “redevelopment”? Answer: The decision was in the purview of the Board.
- d. Question: How much is the projected cost of replacing the perimeter fence? Answer: Between \$500,000 (a replacement of existing design/plastic fence) and \$2,000,000 (brick), based on previous quotes. At the time of the quotes, two years ago, the life expectancy of the fence was five years.
- e. Question: From where do the ACC reports of homeowner violations come? Answer: About 75% are generated by the ACC, and the remaining 25% come from homeowners. Inspections are made about every two weeks. Discussion of violation protocols and fine schedule. Details of this are on the HOA website: <https://www.theranchfiling3.com/architectural-control-commitee>.
- f. Question: What about people who are not watering their lawns. Answer: We are in a drought, and there are water restrictions in place by the City of Westminster.
- g. Suggestion: What about a benevolence fund to assist homeowners who are struggling to keep up with their lawns, etc. Response: The Board and ACC have offered to pitch in and assist homeowners. These offers have, thus far, been declined by homeowners. A special fund would need to be created and administered by homeowners, outside of the Board.
- h. More discussion about the Swale and possible remedies. Per Andrew, next Spring, the City is willing to send an arborist and landscaper to assess and make recommendations. Regarding the idea of providing water for the space, we need a meter. A lengthy discussion followed. The original plats are available on the HOA website: <https://www.theranchfiling3.com/odp-and-plat>
- i. Question about ballots: They did not go out, because we had nothing to vote on, including possible new Board members.
- j. Suggestion: What about an HOA management company? Response: We’ll look into it.

8) Meeting closed at 7:53PM