

The Ranch Subdivision Filing No. 3 Homeowners Association

Annual Meeting of the Members

Wednesday September 25th, 2013

Attendees:

Board Members: Ms. Dale Swenarton Kalousek, Ms. Donna Hamilton, Ms. Cheryl Burnside and Mr. Kenneth Chavez. One open position
Homeowners: Attendance sheet on file
Guests: None
Architectural Control Committee (ACC): Amy Chavez, Chair

1. Proceedings:

Board President, Ms. Swenarton called the meeting to order at 7:02 p.m. at the Ranch Country Club, 11887 Tejon Street, Westminster, CO 80234. It was determined a quorum was present for the transaction of business.

2. Board Action:

a. Mr. Chavez made a motion to accept the 2012 Annual meeting minutes. Ms. Hamilton seconded the motion, which was unanimously carried.

b. Both Mr. Chavez and Ms. Burnside are resigning from the Board, therefore an election for two new Board members took place. Mr. Dan Klenjoski and Mr. John Grudis volunteered for the vacant positions. Ms. Joy Couch made a motion to accept the volunteers. Ms. Leah Neufeld seconded the motion, which was unanimously carried.

3. Reports:

Ms. Swenarton began by thanking all volunteers since 1978 that got involved and worked hard to make The Ranch what it is today. She presented a PowerPoint presentation on the accomplishments of the new Board and volunteers, including: passage of the new state compliant Articles, Bylaws and Covenants; new website; new Newsletter; Welcome Committee and its three volunteers; new Helping Hands Committee and its five volunteers; and more.

a. **Grounds Committee Report:** Mr. Chavez documented the timely cleanup and repair of graffiti and snowplow damage on the perimeter fence by the Grounds Committee and its volunteers.

b. **Architectural Control Committee Report:** Mr. Chavez discussed briefly the responsibilities of the ACC and explained the new efficient, digital submission process, impartial inspection done by a non-resident, five-letter system for the covenant violation notification. Ms. Tracy Dachenhausen volunteered for this committee.

c. **Treasurer's Report (financials):** Ms. Hamilton presented the annual report, comparing the Balance Sheets from October 31st, 2012 and September 2013, all available on file. Under self-management, there were significant cost savings in Grounds/ Maintenance and administration costs, as well as the \$16,000 annual property managers' fee. She discussed the efficiencies implemented, including digitizing all records, creating multiple databases, conducting business electronically to save postage costs, and more.

4. Old Business:

a. Several topics were briefly discussed: the governing documents were approved and finally in place, Filing No. 3's website is up and running, a swale re-vegetation update, the annual community garage sale and improved administration efficiency.

5. New Business:

a. Mr. Chavez spoke to a continued need for volunteers in an effort to keep costs down, ultimately eliminating the future need for a management company.

b. A new Helping Hands committee was formed to assist the sick and elderly, and four volunteers have joined. Ms. Robyn Jamison –Hernandez was recognized for initiating The Ranch Next Door website, publishing a Code of Ethics for the site, and fostering a close community in the Ranch.

6. Homeowner Open Forum:

a. Mr. Ed Kuska attempted to discuss an ACC complaint. Discussion of individual ACC issues is not allowed according to the meeting rules.

b. Ms. Marie Boric praised the welcoming committee, with special recognition for the gift cards included in the welcome basket. She also suggested implementing awards for "best yard/landscaping" to increase positive motivation.

c. Mr. Dan Klenjoski had some suggestions for improving the aesthetics of the swale: he would like the South side of the swale area kept grass, and convert the North side to native grass. Mr. Klenjoski has spoken to several professionals regarding zoning issues, watering schedules, etc. so that an informed decision can be made.

d. Mr. Gary Ariniello would like more information made available regarding a future potential fence replacement. He'd like to see material options as well as their corresponding price points. He expressed concern about tripling the fence reserves. He suggested publishing a Fence Baseline Report documenting the current status of the fence, how many pickets and posts remain to repair the current fence, and what repairs are needed soon. Several other homeowners contributed to this discussion.

e. Ms. Tracy Dachenhausen suggested reminding homeowners to turn porch lights on at night, especially in the areas where there are no streetlights.

f. Mr. Bill Marks would like to have an excerpt added to the monthly newsletter cautioning homeowners and their guests to avoid driving up on sidewalks as black tire marks are left behind that are not easily removed.

Adjournment:

Mr. Gary Ariniello made a motion to adjourn the annual meeting, which was seconded by Ms. Hamilton and unanimously carried. The meeting was adjourned at 8:59pm.

Respectfully submitted,

X _____

X _____

Brooke DeWitt, Meeting Secretary

Donna Hamilton, Association Secretary