

The Ranch Subdivision Filing No. 3 Homeowners Association

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

<https://www.theranchfiling3.com>

HOA Board Meeting – Community

June 21, 2022, 6:00pm – 7:30pm

Location: Zoom

Board attendees included: Andrew Gehring, President; Helen Kamin, Vice President; Tim Hoehler, Treasurer; Robin Jamison, Secretary; Karen Cramer, Member at Large; Mike Bonfiglio, ACC

Homeowner attendees included: Dave Kerschen, Linda Wolfe, Stacey LaBrec, Emilie & Damian Predota, Klenjoski, Joe Johnston, Terrance Teitscheid, Margaret Martinesky, Bobbie Schade, Janet Higbee, Suzanne & Erick Durlinger

Agenda & Minutes

1) Called meeting to order at 6:01pm

2) Approval of prior public meeting minutes

3) Operations

a) Treasurer's Report: annual dues update

- a. Homeowner question: How does one get a copy of previous years' balance sheets, specifically from 2020 and 2011? *Homeowner clarified typo in his original query: Requested financials for 2020 and 2021. Tim, Treasurer, will provide these so they may be uploaded to the HOA website.*

b) Secretary's Report: Posting of minutes on HOA website

- a. Homeowner question: How does one get a copy of previous meeting minutes from open meetings? *Andrew, President (previous Treasurer), will provide these so they may be uploaded to the HOA website.*
- b. Homeowner question: How does one access minutes for annual meetings that took place prior to 2019? *Andrew, President (previous Treasurer), will provide these so they may be uploaded to the HOA website.*
- c. Homeowner question: Do homeowners vote to approve minutes for the Annual meeting? If so, when does this happen? *Minutes for meetings are always approved by the Board, through a majority vote.*

c) Grounds report, swale:

- a. Homeowner question: What are the short-term and long-term plans for the swale? *The Board acknowledged the need for both (short- and long-term plan). Andrew, President, is working with Vu to discuss options (meeting scheduled for 06/24/2022). They will also address the need for tidying up the landscaping along 112th Ave.*
- b. Homeowner question: What is the status of painting or updating the filing signs? *The Board reported difficulty securing bids and getting feedback from contractors and welcomes input from homeowners who may be able to identify resources. Linda Wolfe, Homeowner, offered to assist.*
- c. What was the cost to our HOA for water sharing with neighboring filing? *The cost was prohibitively expensive, and the neighboring HOA declined to provide details about the amount of water actually being used by The Ranch Filing 3.*

d) ACC Report

- a. Violations report
- b. Improvement requests report

4) New Business

- a. *Suggestion for a quarterly newsletter*
- b. *Discussion of traffic and traffic-flow, especially along 112th Ave*
- c. *Line-item cost/budget for the swale*
- d. *Brick on sign (113th and Pecos) is in need of maintenance/repair*
- e. *Need for snow removal in the cul-de-sacs, which is overlooked by the City*

5) Homeowner forum (up to three minutes per resident)

Continued discussion of the swale and how noxious weeds are overtaking the swale area. Discussion of the need for documents, especially financials and meeting minutes, to be readily available to homeowners on the HOA website. Discussion of the need for homeowners to receive invoices for HOA dues in a timely manner and for payments to be processed within a reasonable amount of time. Discussion of getting an updated bid for the cost of replacing the perimeter fence.

6) Meeting Closed at 7:17pm