



The Ranch Subdivision Filing No. 3 Homeowners Association

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

HOA Email: Boardrf3hoa@gmail.com

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

Board of Directors Meeting
May 18th, 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 Davis

Architecture Control Committee: Mike Bonfiglio, ACC Rep.

Homeowners: Dan klenjski

1. Proceedings:

Meeting called to order 6:03 p.m. May 18th, 2021

2. Approval of Minutes:

Postponed

3. Approval of Special Meeting Minutes:

Postponed

4. Operations

Financial Status Provided
No Questions from any Members

5. Grounds Report

Clean up of Swale by Board member (Jeremy)
Work with Vue to mow/maintain all of Swale

6. ACC Report

8 Violations

Garbage Container
Unapproved landscaping change

Complaints about lights

One compliance with turning off when not in use
Other party refuses to turn off
Low Wattage
Diffused cover

Issue with homeowner asking for private information

First violation to be issued (Warning)

Greg (ACC) Resigned due to Work/Location

Leaves 4 on ACC



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7. New Business

Resume 'in person' meetings

Resume Open Meetings in public for July meeting and onward

Neighborhood Sale

27 responses:

85.19% Yes

Time Frame - 2nd Half of June most popular

Friday/Saturday preference

Last weekend of June (25th/26th)

Landscaping

City replaced curbs - Bushes more prevalent now

Swale - Working on watering solution

Looking into boring to 113th

Discussed with two plumbing companies

Working with landscaping company to address issue

Planning on restoring area to "open grass area"

2 seasons?

8. Homeowner Forum

112th & Pecos Signage

Needs to be repaired/updated

Suggested angle iron on edges

'Self host' Community Sale/Cleanup

Update guidelines

9. Adjournment

The meeting was adjourned at 6:46 p.m.

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