



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
Mar 16, 2021, 6:00pm -7:30pm
Location: Virtual

Attendees

Board Members:

- Jermey Troutd, President Robin Jamison, Vice President Tim Koehler, Treasurer
 Andrew Gehring, Secretary Karen Cramer, Gen Member

Architecture Control Committee: Mike Bonfiglio, ACC Rep.

1. Proceedings:

- a. Meeting called to order 6:01 p.m., Mar 16th, 2021

2. Approval of Minutes:

- a. The meeting minutes for HOA Board meetings held on Jan 19th, 2021 approved unanimously by all members present.

3. Special meeting

- a. Complainant did not attend
b. Follow up for reschedule

4. Financial Status and Direction

- a. Financials to be updated (Dropbox)
b. No new expenses
c. Dues bills sent
 1. ~2/3 paid
 2. ~12 people taking split
d. Comments received on appreciate for option
 i. Consider furthering for future

5. Grounds Report

- a. Seasonal - Shoveling question from resident (Mary Ann W/)
 1. Westminster will be doing some maintenance on cul-de-sacs
 2. Could use Vue to move some snow in "bad" areas

6. ACC Report

- a. Violations Summary
 1. Summary Report provided
 2. Two Residences with multiple Violations/fines
 i. One @ \$500
 ii. One @ \$100
 iii. One Submitted to HOA Lawyer
b. Violations Appeal
 1. No Show
c. Clarification of Violations
 1. Notice



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2. Violation - 10 days

- d. Raised questions about Snow removal and violations
- e. Discussion about helping neighbors

7. New Business

a. Committees/Board Ownership

- i. Trash
 - 1. Robin Jamison / Jeremy
- ii. Guideline Update
 - 1. Flags/Political signage
 - 2. Trash Bins
 - 3. Snow Removal
 - 4. Andrew / Mike Bonfiglio
- iii. Technology Improvements
 - 1. Jeremy / Andrew / Eric
- iv. Community Cleanup
 - 1. Robin / Eric
- v. Neighborhood Sale / Dumpsters
 - 1. Robin / Eric
- vi. Helping Others
 - 1. Robin / Eric
- vii. Communication Plan
 - 1. Draft - Andrew
- viii. Outsourcing
 - 1. Jeremy
- ix. Signage
 - 1. Tim
- x. Landscaping

4. Adjournment

The meeting was adjourned at 7:02 p.m.

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