



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/>

HOA Board Meeting – Community

July 21, 2020, 6:00pm – 7:00pm

Location: GoToMeeting

<input checked="" type="checkbox"/> Jeremy Troutd, President	<input checked="" type="checkbox"/> Tracy Wild Dachenhause n, VP	<input type="checkbox"/> Michelle Werkmeister, Secretary
<input checked="" type="checkbox"/> Tim Koehler, Treasurer	<input checked="" type="checkbox"/> Andrew Gehring, General Member	<input checked="" type="checkbox"/> ACC Representative: Mike B
Homeowners:		

Agenda

1) Call Meeting to Order 6:06pm

2) Review and Approval of May Minutes Approved

3) Operations

a) Financial Status and direction decisions

i) Treasurers Report: Income and Expenditures

b) Grounds report

i) Swale

Landscaper is watering from alternate water source, via hose into in-ground sprinkler system. 2 times/week while 90+

ii) Water Meter- from Filing 1 to City – Jeremy

No return calls from underground plumbing companies

c) ACC Report

i) Two members have left the ACC; one voluntarily, one by Board action

ii) Violations Summary

Motion approved to put lien on house with chronic multiple offenses

iii) Action Items

Guidelines (see new business)

2) Improvements and New Business

a) 2020 Projects

i) Island irrigation and landscape plan – Tim

ii) Signage: paint existing signs to freshen up, mimic Filing 1&6 for style? Tracy

iii) Walkway fence replacement on Ranch PI – Jeremy

iv) Swale –pathway, benches, designer - Tracy

v) Voluntary trash service for residents (Ex: Filing 1 using BCD) – Jeremy

vi) Guideline Update - ACC

(1) 5 - Paint - Board approved



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/>

- (2) [13 - Trash Bins](#) not ready for review
- (3) [4- Passenger Vehicles](#) – Board Approved
- (4) [2 - Recreational Vehicles & Trailers](#) not ready for review?

b) Annual Meeting

- *Board sees danger to meet in person and agreed to Web Meeting to allow people to safely participate. If something changes between now and Annual Meeting notice, we will do in-person.*
- *A Web Meeting solution will be determined by the President and Secretary*
- *Standard readout format. No votes on projects*
- *3 Board seats come up, President and Secretary to explore the options for voting*

Date of Oct 20 agreed to

3) Homeowner Forum

None present

4) Adjournment 7:31pm
