



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 20, 2021, 6:00pm – 7:00pm

Location: Zoom

<input checked="" type="checkbox"/> Jeremy Troutd, President	<input checked="" type="checkbox"/> Tim Koehler, Treasurer	<input type="checkbox"/> Andrew Gehring, Secretary
<input checked="" type="checkbox"/> Robin Jamison, Vice President	<input checked="" type="checkbox"/> Karen Davis	<input checked="" type="checkbox"/> ACC Representative: Mike Bonafiglio, Gary Nowicki
Homeowners:		

Topics

- 1) **Call Meeting to Order:** 6:05
- 2) **Approval of prior Public Meeting Minutes** - Approved
 - a) [March](#)
 - b) [May](#)
- 3) **Approval of Special Meeting [Minutes](#)** - Approved
- 4) **Operations**
 - a) Treasurers Report: Income and Expenditures
 - b) Website and domain renewal
 - c) Grounds report
 - d) ACC Report
 - i) Violations Summary
 - ii) Two houses continue to come up. Will need to follow-up with more information for leins
- 5) **New Business**
 - a) Adjoining fence ownership, maintenance, and violations (from ACC) – Board agreed that there are no CC&Rs and the ACC and Board have any power in the situation
 - b) Trash collection contract by HOA for all residents (From Board project) – Agreed to progress with BCD proposal. Jeremy will lead a communication campaign so it can be voted on at the annual meeting.
 - c) Professional Management exploration status (From Resident) – Board agrees that the additional costs do not seem to provide additional value, given that we have enough volunteers that the violation rate it not high. Also agreed that it should be revisited every few years. Homeowners in attendance agreed and voiced that.
- 6) **Homeowner Forum** (up to 3 minutes per resident) – no topics
- 7) **Meeting Close** 7:23