



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
December 8, 2020, 6:00pm – 7:00pm
Location: Google Meet**

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

Agenda

1) Call Meeting to Order 6:01

2) Approval of prior Minutes

3) Operations

- a) New Board member transition
- b) Financial Status and direction decisions
 - i) Treasurers Report: Income and Expenditures
- c) Grounds report
 - i) Swale
 - ii) Island
 - iii) Seasonal
- d) ACC Report
 - i) Violations Summary
 - ii) Action Items

2) Improvements and New Business

a) 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

3) Homeowner Forum

4) Adjournment 6:41
