

**Ranch Filing 3 HOA  
Annual Board Meeting  
November 19, 2019**

**Location:** College Hill Library, Westminster CO

**Board Members Present:**

- Jeremy Troudt, President
- Tim Koehler, Treasurer
- Michelle Werkmeister
- Tracy Wild Dachenhausen

**Architectural Control Committee Representation:**

- Mike Bonfiglio, Committee Chair

**Meeting Items:**

- J. Troudt called the meeting to order and opened at 6:02 PM.
  - David Kerschen requested to amend the published agenda.
    - This request was denied.
  - David Kerschen requested prior minutes to further reflect sub-committee discussions; discussion on reserves and several other items.
    - This request was denied.
- 2018 Annual Meeting minutes were approved
- Tim Koehler presented the **Financial Report** for the year and comparison to budget.
  - Positive year for the HOA with no large unexpected expenses. Annual contribution to reserves is more than budgeted and puts HOA in a good position moving forward.
  - Overview of 2020 budget was discussed including raising dues \$10/house. This will allow the HOA to complete projects and plan against increased expenses.
- Jeremy Troudt gave a **Grounds** report.
  - The perimeter fence is in decent shape and needed no major repairs during the year. At this time just maintaining the fence is deemed adequate.
  - Discussed past history of the Swale and what some of the neighborhood feedback has been on use and handling. No consensus but there may be some restrictions for some of the ideas. This will continue to be an item the board will look at heading into 2020.
  - Signage entering into the filing (large brick Ranch signs) will be looked at in the coming year for updating and potential sprucing up.
- Mike Bonfiglio presented the **ACC Report**.

- Provided an overview of the number of warnings and violations the ACC gave out through the year. Discussed common items and what the ACC is doing and what neighbors can do to help.
- ACC would appreciate if change requests and communication is submitted electronically via email. Easier for them to review and turn around approvals more timely.
- Discussed HOA Life and how that will help the committee track issues in the neighborhood.
- Discussed that the committee was currently at 5 members:
  - Erin Larkin
  - Michelle Goodbee
  - David Kerschen – new committee member
  - Gary Nowicki – new committee member
- **Legislative matters:**
  - Voting for one open board position that will have a term that will run from 2020-2022.
    - One individual has submitted name for consideration: Andrew Gehring
    - Results of the election were in favor of Andrew Gehring elected to the open position.
  - CC&R Proposed Change – Storage Facilities
    - Limited discussion on proposed change. Concern raised over if grandfathering of current units that are in violation.
    - Proposed CC&R change did not pass.
  - CC&R Proposed Change – Parking
    - Discussion of change included comments from HOA members involving:
      - Motorcycles were technically prohibited with the proposed new language.
      - Commercial vehicles per the HOA governing documents differ from that defined by the Colorado Assembly.
      - Proposed language does not clearly allow for covering (tarps or fitted covers) vehicles while in driveways.
      - Proposed language does not have provision for covering of business logos only, making them appear more like personal vehicles.
      - What constitutes ‘operable’ and ‘abandoned’ vehicles.
    - Proposed CC&R change did not pass.
- J. Troudt adjourned the meeting.