



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
September 15, 2020, 6:00pm – 7:00pm
Location: Google Meet

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

Agenda

1) Call Meeting to Order 6:07

2) Review and approval of prior meeting minutes Approved

3) Operations

- a) Financial Status and direction decisions
 - i) Treasurers Report: Income and Expenditures
- b) Grounds report
 - i) Swale
 - ii) Water Meter installation
- c) ACC Report
 - i) Violations Summary
 - ii) Action Items

Lien process started on the multiple offence house on Quivas Loop

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
 - Email discussion to approve Nov 20th installation by Marquez fence
- iv) Swale –pathway, benches, designer - Tracy

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 – Will be GoToWebinar*
 - *Standard readout format. No votes on projects*
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- *3 Board seats come up, President and Secretary to explore the options for voting*
- *Dues increase: Offer split payment; Sug Jan 31, Jul 31. Tim to provide options for the group to review. Email vote on proceeding*
- *Tracy posted on NextDoor. Received one of interest.*
- *Date of Oct 20 agreed to*

3) Homeowner Forum

4) Adjournment 6:52
