



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 21, 2021, 6:00pm – 7:00pm
Location: Google Meet

<input checked="" type="checkbox"/> Jeremy Troutd, President	<input type="checkbox"/> Tim Koehler, Treasurer	<input checked="" 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 Bonfiglio
Homeowners:	Erick Duringer, Gary Nowicki, Damian Predota	

Topics

- 1) **Call Meeting to Order : 6:04**
- 2) **Approval of prior Public Meeting Minutes**
 - a) [July – Andrew seconded - Approved](#)
- 3) **Approval of Special Meeting [Minutes](#)**
 - a) Update from Board members community reach – Andrew Seconded - Approved
- 4) **Operations**
 - a) Treasurers Report: Income and Expenditures – Plan on track
 - b) Website and domain renewal – Renewed (may need to reimburse)
 - c) Grounds report –
 - i) River Rock on quivas way - Quoting
 - ii) Irrigation on Swell – In process for Quoting/ City Permit
 - (1) Bore conduit, with some concrete work
 - iii) Fence on 112th (Quivas Loop, West Cul-De-Sac)
 - (1) No Update
 - iv) Weeds on 112th
 - (1) Check on how far with Vue
 - d) ACC Report
 - i) Violations Summary
 - (1) 5 Inspections
 - (2) No Violations
 - (3) Some trees being monitored
 - ii) Software updated
 - (1) Data export improved
 - (2) By CC&R Section
 - (3) Graph includes multiple years
 - iii) Most violations solved by Violation
 - (1) Others resolved within 40 days



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/>

- iv) Major Violator currently working on front
 - (1) Need to on complaints about back yard
 - (2) Lien process investigated
 - (3) City of Westminster contacted
 - (a) Case number on file
 - (4) Two Board Members have stopped by
 - (a) No contact, but appears to be response
- v) Dumpster
 - (1) Should be on property
 - (2) City will allow variance on regulation
 - (a) ~3 Days
- vi) Yard on QL (West Cul-De-Sac)
 - (1) Looks better
 - (2) Further work needed
- vii) House cutdown tree (On QL loop, north side)
 - (1) Wood stacked, unsightly
- viii) Complaints are accepted but not followed up on with the 'filer'
 - (1) PII and Confidentiality

5) New Business

- a) Trash collection contract by HOA for all residents update
 - i) Flyers posted to residents
 - ii) E-Mail "blast" in process
 - iii) Formal Agenda Item to be added to Meeting
 - iv) Discussion on trash Service
 - (1) Resident offered to do a door-to-door campaign
 - v) Suggested additional communication
 - b) Annual Meeting preparation
 - i) Confirm date/time
 - (1) Oct 26th, 2021
 - (2) City Park Recreation Center
 - ii) Content
 - (1) Budget
 - (2) Votes
 - (a) Trash
 - (b) Board Members
 - iii) Signage
 - c) Filing 1 request to City for fencing
-



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/>

- i) Had City look into better fence
- ii) City won't contribute and left it up to HOA

6) Homeowner Forum (up to 3 minutes per resident)

- a) **No Home Owners raised issues**

7) Meeting Close : 6:51
