

**The Ranch Subdivision Filing No. 3 HOA  
Board Meeting  
November 6, 2017**

*Attendees:*

- Tim Koehler
- Andrew Gehring
- David Kerschen
- Tracy Wild Dachenhausen
- Michelle Werkmeister
- Erin Larkin
- Dan Klenjoski
- Joe Southern
- Danielle Witte
- Linda Kue
- Ken Chaves
- Mike Bonfiglio

**Call To Order:** Meeting called to order at 6:11 pm by sitting president Dan Klenjoski

**Review Prior Meeting Minutes:** The minutes prepared by Joy Couch for the Board Meeting of August 7, 2017; Board Meeting of October 3, 2017; and Annual HOA Meeting held October 12, 2017 were presented. There was a question from the floor regarding the issues presented by homeowners at the August 7<sup>th</sup> meeting, and it was clarified that they were deemed settled and resolved and were not an open item any further.

Tim Koehler noted that the minutes for the Annual HOA Meeting include the overall voting results of the election of Board Members but would be amended later when the specific total of votes for each nominee would be provided by Joy Couch.

With the notation of this future amendment, the minutes provided were approved.

**Homeowner Issues:** David Kerschen presented a document of ACC items to be considered along with governing documents that are in place. Mr. Kerschen mentioned access to prior documents that may be of assistance and would email them to the board at a later time.

**Grounds Report:** Dan Klenjoski reported that the trees along the Swale that were dead had been removed by the HOA's landscaper. Additionally pine needles that had accumulated along the sidewalk and common area along 112<sup>th</sup> Street had been removed.

**ACC Report:** The ACC had met recently so that the new members could get acclimated to each other as well as the current processes of the committee.

The ACC would like the consideration of snow and ice removal on streets since the Filing's streets are typically low on the priority of the City of Westminster and often don't get cleared at all. It was noted

that there are logistic issues with private snow removal from streets and where snow can be dumped and disposed.

The ACC will be looking to hire/utilize a new person for the duty of accessing violations.

**President's Report:** Without any objections the results of the Annual HOA Meeting were accepted and the active Board Members effective immediately are as follows:

- Ken Chavez
- Andrew Gehring
- Tim Koehler
- Michelle Werkmeister
- Tracy Wild Dachenhausen

**Secretary Report:** Joy Couch reported that she would be assisting with the filing of the annual DORA and SOS reports and having offline communications with the next Secretary to continue the transition process.

**Treasurer's Report:** Tim Koehler presented the current financials. Also presented were an adjusted budget for 2018 from what had been presented at the annual, correcting for a typo. Without objection the 2018 budget was passed.

Mr. Koehler further reported that work on annual dues notices would start in December to be ready to be mailed out the first week of January.

There was a question regarding if there were any dues still owed for 2017. Mr. Koehler reported there were still a couple but that those properties were under consideration of being sold and any dues owed would be paid at time of settlement of such sale.

Mr. Koehler also reported that the lawsuit that was discussed at the Annual HOA Meeting had been dismissed and no further action is deemed necessary on the matter.

**Executive Session:** In interest of time and responsibility of electing officers for the upcoming year, the Board adjourned to an Executive Session at 7:25 pm with the exception of outgoing President Dan Klenjoski also attending. The results of the election of officers are as follows:

President	Ken Chaves
Vice-President	Andrew Gehring
Secretary	Tracy Wild Dachenhausen
Treasurer	Tim Koehler

**Adjournment:** The Board adjourned the Executive Session and concluded the meeting at 7:48 pm.