



2013 Annual Meeting





2013 Annual Meeting - Agenda

1. Call the Meeting to Order.
2. Approve 2012 Annual Meeting Minutes
3. Committee Reports
4. New Website
5. Financial
6. CC&R Enforcement
7. New Business
8. Election of Trustees
9. Adjourn



2013 Annual Meeting - Agenda

4. Committee Reports

- a) [Architectural Review](#)
- b) Trails
- c) Social
- d) Open Space



2013 Annual Meeting

Trails





2013 Annual Meeting Social





2013 Annual Meeting Open Space





Open Space

Topics:

- Conservation Common Areas
- Governing CC&Rs
- Wildflower Enhancement Project



Open Space

Ranch Place CC&Rs - Article I

1. Definitions: "Conservation Common Areas shall be preserved in perpetuity through conservation easements granted to the Summit Land Conservation Association , Summit County or alternative qualified conservation entity. Land designated as such shall be preserved, protected, and enhanced in its present, natural, open space condition.



Open Space

Ranch Place CC&Rs - Article I

*1. Definitions: "Conservation Common Areas shall be preserved in perpetuity through conservation easements granted to the Summit Land Conservation Association , Summit County or alternative qualified conservation entity. **Land designated as such shall be preserved, protected, and enhanced in its present, natural, open space condition.***



Open Space

Ranch Place CC&R's Article II

2.2 Use and Maintenance of Conservation Areas:

“The Conservation Areas shall remain as open space subject to the terms and conditions of conservation easements to be placed on these areas and the terms of this Declaration. No Improvements of any kind may be constructed or maintained in the Conservation Areas except for underground public utility facilities, fences and public or private trails.”



Open Space

Ranch Place CC&R's Article II

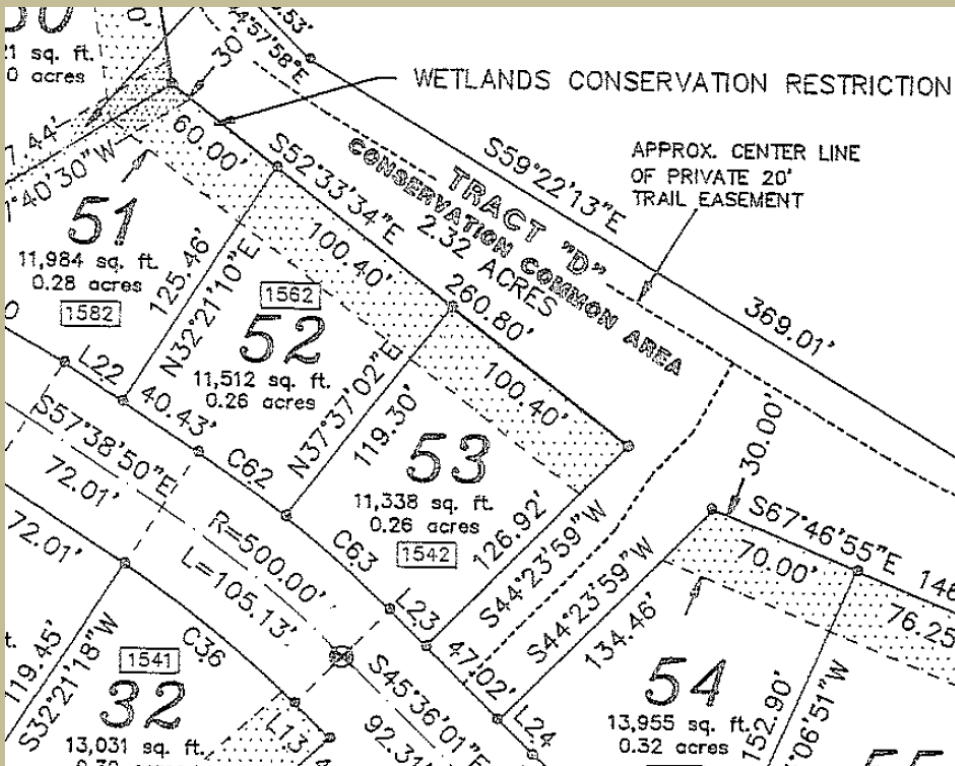
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Open Space

Ranch Place Subdivision Plat



What this Means....

- Not an extension of individual homeowner lots.
- Commonly used landscaping materials (lawn, weed mat, mulch, etc.) Not permitted.
- Personal play equipment, picnic tables, etc. are not allowed.
- Dumping of yard waste is not allowed.



Open Space

Wildflower Enhancement Project





Open Space

Wildflower Enhancement Project

Purpose:

“Improve the aesthetic and visual appearance of the Conservation Common Areas”



Yarrow



Showy Goldeneye



Rocky Mountain Penstemon



Open Space

Wildflower Enhancement Project

Current Dominant Grass Species:



Smooth Brome
(*Bromus inermis*)



Cheatgrass
(*Bromus tectorum*)



Wheatgrass
(*Elymus riparium*)



Open Space

Proposed Plant List - Wildflowers



Yarrow



Pacific Aster



Indian Paintbrush



Sulfur Flower



Northern
Sweetvetch



Globe Gilla



Firewheel



Blue Flax



Open Space

Proposed Plant List – Native Grasses & Shrubs



Sheeps Fescue



Bunch Blue
Wheatgrass



Sagebrush



Open Space

Proposed Wildflower Test Plot



Martingale Lane

Abilene Way

Haystack Court

Conservation Common Area- Tract 'E'



Open Space

Proposed Wildflower Test Plot (Half Acre)



- Kill off non-desirable vegetation (May / June)
- Seedbed Preparation (one week prior to seeding)
- Seeding (September / October)
- 2 to 3 year Establishment Period

Conservation Common Area- Tract 'E'



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New Ranch Place Website

<http://ranchplacehoa.org/>



2013 Annual Meeting

6. HOA Financial Information

- a) Assets
- b) Budgets





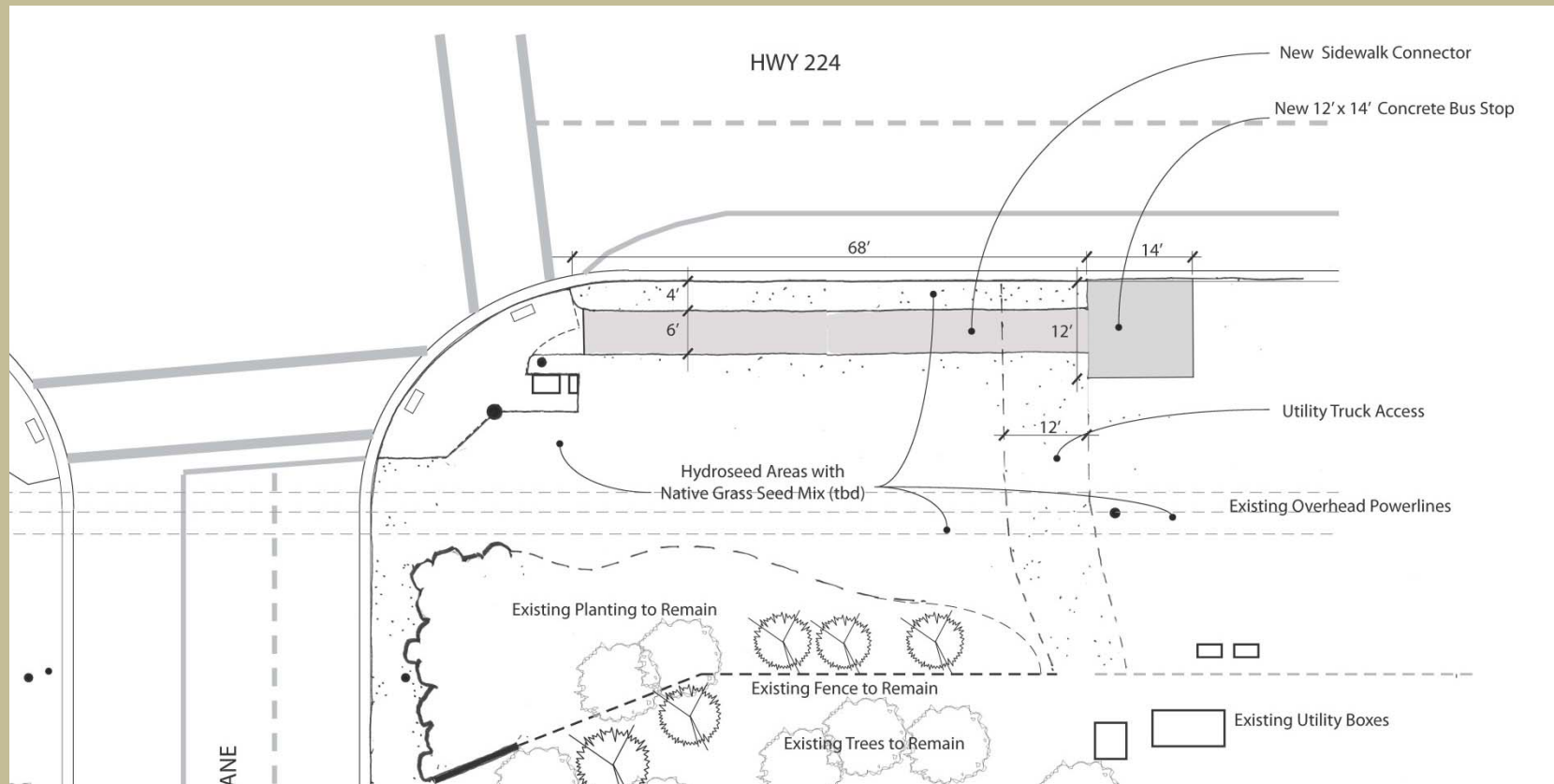
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7. Projects

- a) Front Entrance/Bus Stop
- b) Mailboxes



Front Entrance/Bus Stop





Front Entrance/Bus Stop



Before



After



Front Entrance/Bus Stop



Before



After



8. CC&R Enforcement
 - a. Boats/Trailers
 - b. Trash cans
 - c. Storage Sheds

*Snowplow markers



9. New Business

10. Election of Trustees



Adjourn