

Ranch Place HOA Annual Meeting
April 23, 2014
6 p.m.
Keller William Building

1. **Meeting Called to Order.** The meeting was called to order with Board members Rusty Martz and Julian Castelli in attendance. Tony Mason could not attend.
2. **Establish a Quorum.** There were 23 property owners in attendance and 45 proxies for a total of 68 owners represented. A quorum requires 117 owners so there was not a quorum. A continuation meeting will be held on May 14, 2014 and a notice will be mailed to owners. The meeting continued as an informational meeting.
3. **Committee Reports.**
 - a. **Architectural Committee.** Rusty Martz gave the report. Jennifer Castelli is the chairman and Mary Ann Pollard is the third member of the committee. There are two new houses under construction and a number of remodels underway. Rusty reminded owners that the Architectural Committee has to review any exterior improvements to Ranch Place properties including landscaping, decks, painting, remodels, etc.
 - b. **Trails.** Sandra Vogt is the new Chairman. Rusty Martz gave the report. The trail across from the Cutter Lane Park and the mail kiosk was moved over a few feet last year because it was found to be partially on lot 193. Snyderville Basin Special Recreation District (SBSRD) will realign the trail at the Browning Court Park this summer to cross the Ranch Place private road from Browning Court to the park in a more direct path than how it is currently configured. A cross walk across the private road will be added and signage installed indicating "Pedestrians Crossing". An owner in attendance asked if a speed bump could be added to the Ranch Place private road that crosses the trail. Rusty indicated that the board would look into this request. The Board is considering adding a trail connector behind lots 68 thru 75 located along Cutter Lane. This would eliminate having to cross Cutter Lane twice in order to follow the trail out to Redstone. Kids' safety while they are walking or biking along the Ranch Place trails is one of the reasons to consider installing this trail connector. There is an easement behind these lots that could accommodate a trail there. One family that would back up to this proposed trail connector was opposed to the trail behind their home. Another owner in attendance asked if a bike lane could be striped on Cutter Lane instead. Mike Beeley spoke and said that the HOA had looked into a bike trail along the road and it wasn't feasible because the Cutter Lane is too narrow to stripe the required bike path on both sides of the street.
 - c. **Open Space.** Chip Haynes is the chairman and gave the report. The Open Space Committee wants to enhance the 115 acres of Ranch Place open space. The Committee put together a charter to define its purpose. There are three words used to define its purpose – preserve, protect and enhance. To preserve is about education. The Ranch Place open space belongs to all Ranch Place owners not only those adjacent to it. Owners should not dump clippings or compost items in the open space. Protection covers having proper drainage, not parking in the open space, making sure the noxious weeds are eradicated, etc. Enhancement will include making the open space more

beautiful and to this end, the Committee will be creating test plots for planting wild flowers and some native grasses. There was concern about success factor with the earlier proposed larger test area. The Committee couldn't find any contractors interested in this project on such a small scale. Instead, the Committee has changed the strategy to address a number of smaller plot areas in Conservation Area Tract E. Chip asked owners to participate on this committee if they are interested and passed around a sign up sheet.

- d. **Social Committee.** Dan Diyanni is the chairman and gave the report. He welcomed the new owners to the community. He asked them to please provide their email addresses so that the Social Committee can send them invites to planned events. There will be a Spring Cleanup on June 14 with a pot luck following. There will be two movie nights – one in July and one in August. There will be an Oktoberfest event in September. The Committee may try to sponsor some block parties in the different Ranch Place cul-de-sacs. He will work to try and get the directory done this year.

4. **Projects.** Rusty gave this report.

- a. **Browning Court Park.** The HOA had a feasibility study done last year to see how the park could be improved. The potential improvements run the gamut between just improving the playground equipment to building a clubhouse and pool. The Board is in the process of evaluating the various options. A covered pavilion is being considered. Electrical power may be added so the social events could be held there. Someone suggested adding parking to the park.
- b. **Front Entrance.** The HOA is in the process of improving the bus stop area by adding more decorative rock at the entrance from the edge of Cutter Lane out to and around the current concrete pad where the bus stop bench concrete pad is located. This will help with mud and weeds in that area. UDOT requires a number of steps to be followed and agreements to be signed in order to install this decorative rock. The Board hopes to have this work done soon. A number of Ranch Place residents indicated that they would like to have a bus stop structure installed at the current bus stop at the Ranch Place entrance. Chip Haynes commented that he did not want to see the typical Park City bus stop put there. He wanted something more representative of the Ranch Place community.

5. **Financial.** Brenda Lake, HOA Manager, gave the financial reports.

- a. **Assets.** The current assets were reviewed.
- b. **Budgets.** The operating and reserve budgets were reviewed.

6. **Imprelis.** Brenda Lake reported that the tree damage compensation lawsuit is currently in mediation. The pesticide, Imprelis manufactured by DuPont, was applied one time to the common area lawn in the summer of 2011. The pesticide was approved by the EPA for use but its application resulted in damage to trees. The most severe damage is to evergreen trees. There are currently a number of unsightly trees at the Ranch Place entrance that may have been affected by the chemical. The attorneys representing the HOA asked that the trees be left in place until the case is settled. However, several owners in attendance thought the trees should be removed now.

7. **Fire Control.** Rusty Martz reported that the Park City Fire Prevention Officer came out to Ranch Place to inspect the subdivision and reported that the subdivision was in great shape for fire prevention. One suggestion was that owners consider removing the lower branches of evergreen trees adjacent to their homes to keep the fire from laddering up them from the grass to the house. Owners should not park cars on the grass because of the potential fire hazard produced by catalytic converters. The Park City Fire Department website has great information about home fire prevention. If there is a county wide ban on fireworks or open fires, the HOA has and will try to post the appropriate flyers providing this restriction warning.
8. **CC&R Enforcement.** Rusty noted that the Board will continue to enforce the proper storage of campers/boats/trailers and trashcans. He asked that owners consider speaking to their neighbors about their concerns first. If that approach doesn't work, owners can send an email to HOA about the violation.
9. **New Business.**
 - a. An owner asked if the HOA could provide dumpsters once or twice a year for owners to clean up large items from their properties. Perhaps they could be placed in the cul-de-sacs. Someone else suggested that instead owners could put their large items out on the curb and the HOA could hire a trash pickup company to pick these items and haul them away.
 - b. Chip Haynes suggested a special meeting be held with owners to present the details on the proposed trail connector and playground improvements to get their opinions.
 - c. An owner complained about owners leaving their dogs' waste in yards.
10. **Adjournment.** The meeting was adjourned at 7:45 p.m.

**RANCH PLACE HOA
CONTINUANCE ANNUAL MEETING MINUTES
KELLER WILLIAMS MEETING ROOM
May 14, 2014
5 p.m.**

1. **Establish Quorum.** A quorum was deemed to exist comprised of those Members present in person or by proxy at this re-convened meeting per the By-laws.
2. **Call the Meeting to Order.** The meeting was called to order by Rusty Martz with the following board members in attendance.

Rusty Martz
Tony Mason

3. **Election of Trustees.** Julian Castelli was elected to the Board of Trustees by the 5 members in attendance and using the 56 proxies.
4. **Trail Committee Report.** Sandra Vogt, Trail Committee Chairperson, gave a Trail Committee report. A meeting is scheduled for May 15, 2014 at 6 p.m. at the Browning Court Park to discuss the upcoming modification to the trail at the intersection of the private access road to the park and the Snyderville Basin Special Recreation District trail that crosses it. The concern is safety. The Board asked that the committee also provide any input they may have on upgrades to the park. Ranch Place owner, Steve Rung, spoke about the proposed installation of a trail connector behind his home. There are eight homes that would be affected by this proposed connector. These owners are opposed because they bought their homes not being aware that a trail could ever be put there. They have concerns about privacy. The board identified the driving factors for considering installing this trail to be safety and value added to the Ranch Place community. The board will consider getting legal advice before proceeding with installation of a new trail. The Committee will be providing input to the board after they meet.
5. **Adjourn.** The meeting was adjourned at 6:45 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

NAME

DATE