

Ranch Place HOA Annual Meeting
May 13, 2015
6 p.m.
Keller Williams Building

1. **Meeting Called to Order.** The meeting was called to order with Board members in attendance: Rusty Martz Craig Primo and Julian Castelli in attendance. Rusty introduced the Board members and the HOA manager, Brenda Lake.
2. **Establish a Quorum.** 18 property owners were represented and 47 proxies were on hand for a total of 65 owners represented. A quorum requires 115 owners so there was not a quorum. A continuation meeting will be held on June 4, 2015. A notice will be mailed to owners. The meeting continued as an informational meeting.
3. **President's Report on Accomplishments.** Rusty Martz gave this report. The HOA has been working toward communicating by email by gathering owner's email addresses. Email is so much more efficient and cost effective. The Browning Court Park was completed last year including a nice pavilion that provides shade and a place to picnic. The Board considered buying new playground equipment but the opinions from users were such that it was decided to sand and refinished the existing wooden playground equipment instead. This refinishing work was done. New timber borders were installed around the equipment areas. Four new pieces of playground equipment were purchased and installed. The trail at the park was re-directed so that it now follows the traffic path. A stop sign was installed on the driveway into the park for traffic control. The same timber borders will be installed at the Cutter Lane Park this summer. A flashing speed sign was installed on Cutter Lane at a cost of \$3,200. The Snyderville Basin Special Recreation District offset this cost by contributing \$1,500 to its purchase to promote safe trail use as it was installed where the trail crosses Cutter Lane. The Board investigated the request at the 2014 Annual Meeting of connecting two sections of the Ranch Place trails behind 7 homes on Cutter Lane. The Board researched the history of connecting the trails, walked the area, and discussed the connection with the potentially affected homeowners. Because of the potential increase in outside bicyclists and walkers following the trail deeper into Ranch Place rather than following the SBSRD connector to Willow Creek, the Board decided not to proceed with this trail connection last year.
4. **Architectural Review.** Jennifer Castelli, the Architectural Review Committee Chair gave the report. She reminded owners of several key items with regard to the Architectural Review Committee:
 - a. Any changes to lawns or the exterior of homes has to be reviewed and approved by the Architectural Review Committee. The application process is through the HOA manager. The Architectural Review Committee documents are available on the HOA's website. There is a review fee and construction deposit required in some instances.
 - b. No recreational vehicles can be parked in driveways for more than 24 hours.
 - c. House colors should be an earth tone. Fences need to be painted.
 - d. Owners must submit a request to install a trampoline.
 - e. Neighbors should be cognizant of their neighbors' views when considering a project. It would be helpful if neighbors discussed their plans with their neighbors before work begins.

An owner asked the Board to consider allowing new exterior materials such as corrugated metal accents and shallower roofs. There was some discussion about the neighborhood becoming dated if newer architectural designs elements are not allowed. Ramsey Madsen was interested in updating the allowed

architectural elements. He might be willing to help work toward making these changes in the HOA's governing documents.

5. **Trails.**

- a. Last year it rained a lot so there were more weeds on the trails than normal. The Association will spray for weeds along the trail monthly this summer.
- b. A trail contractor has been identified to determine what trail repairs might be needed. If owners are aware of trail problem areas, please let the HOA know about them. There is \$5000 in the budget for trail maintenance this year.
- c. Ken Martz and Brad Jensen re-raised the possibility of connecting the Ranch Place trails behind lots 68 thru 75 located along Cutter Lane. There were comments about the trails being a valuable commodity to Ranch Place residents and that this idea that was raised and investigated last year should stay alive. It was suggested that maybe this trail connection could be installed but with a narrower trail and signage saying "Ranch Place Residents only". There was discussion about this connection providing a safe place for the kids to walk and ride bikes to keep them off Cutter Lane. There was a comment that this proposed trail has a neighborly and positive aspect. It was noted that there is a trail easement behind those homes for the purpose of a trail and that the trail would be a benefit to the community. Jame Donovan and Jody Lodrick voiced their opposition to this trail connection. They noted that there was no trail behind their homes when they bought them and this is what they relied on to maintain their privacy. They thought that neighbors should consider the value of unimproved open space leaving this common area undeveloped as an important benefit to the community too. It was expressed that children wouldn't ride their bikes on a road base trail but would ride out on the road even if there was a trail installed there. This matter will be re-visited by the Board.

6. **Open Space.** This Committee chaired by Chip Haynes is continuing to work on a wild flower project in an open space area at the back of Ranch Place. Nell Larson, Swaner Eco Center Director, contacted the HOA about the noxious weed, garlic mustard that is encroaching into the Ranch Place area. The HOA will help to control this weed in the Ranch Place open space. Swaner is looking for volunteers to help pull these weeds. Owners can contact Swaner Eco Center. Rusty thanked Sara Pilman who picked up trash in the open space along Cutter Lane for a high school service project.
7. **Front Entrance.** The front entrance improvement is the HOA's big project this year. The front entrance improvement project will include: re-grading the area to raise the new, more modern Ranch Place signage, a new sprinkler system, and additional landscape materials. The Association is using a local contractor who is trying to grow his business in the Park City area. He wants to make the Ranch Place Entrance his show piece so the Board feels like they are getting an excellent product for a fair price. The work is planned to start in July. As a result of the Imprelis damage, six large evergreen trees and an aspen were removed from the entrance area. An owner noted that the tree removal had increased the road noise at his house.
8. **Parks.** The Board is investigating planting a new tree to replace a dead one that was removed at the Cutter Lane Park.
9. **Energy Conservation.** Rusty discussed the ongoing Summit Community Power Works Project to win \$5 million for Summit County by reducing its consumption of electricity and natural gas by the most by December 2016. Handouts about the project were available.

10. **Social Committee.** Rusty thanked Dan Diyanni, the Social Committee Chair, for doing such a great job with all the Ranch Place social events for the past several years. Dan will be moving and will be greatly missed. He was presented with a parting gift from the Association. Dan spoke to the group saying he has enjoyed living in the Ranch Place community where neighbors interact and socialize with each other. He presented the Social Committee Agenda for this year including the Rubbish Round Up, Movie Nights, Block Parties, and Oktoberfest. He gave an overview of the planned activities for his committee.
- a. Invasive weeds will be pulled on Rubbish Round-up Day since there is not much trash around the neighborhood these days with so little construction.
 - b. Three dumpsters are going to be brought into the neighborhood this spring where owners can get rid of large items.
 - c. The Social Committee is going to try having Block Parties in some of the cul de sacs. A theme under consideration is wine samplings at the different cul de sacs.
 - d. Oktoberfest will be September 19th.
 - e. The desire for a paper directory was raised. This is a time consuming project. If someone wants to work on a paper directory, contact the Board or the Social Committee. Currently, an electronic copy is planned to be emailed to owners to save on costs and for easy updates to be made.
 - f. Since Dan is moving, there are several new committee members. Jame and Stephanie Donovan will be doing the movie nights. Heidi Ogilvy may step up as chair of the committee.

11. **Financial**

- a. Balance Sheet – Brenda Lake reviewed the current Balance Sheet.
- b. Budgets – The Operating and Reserve budgets were reviewed. The Board did a Reserve Study Analysis and decided that a Reserve Fund of \$50,000 is adequate at this time.

12. **CC&R Enforcement**

- a. Boats/Trailers can only be in driveways for up to 24 hours.
- b. Trashcans – Please take out and bring in trashcans in a timely manner. They must be stored where they are screened from view not outside the garage.
- c. Storage Sheds – No separate storage sheds are allowed but construction of storage sheds that are part of a home can be submitted and considered by Architectural Review Committee.

13. **New Business.** The Board is considering modernizing the look of the mail kiosks.

14. **Meeting adjourned.** The meeting was adjourned at 7:40 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

Russell MARTIN
PRINTED NAME

[Signature]
SIGNED NAME

9/3/15
DATE