

RANCH PLACE HOA ANNUAL MEETING

May 24, 2016

Keller Williams Meeting Room

6 p.m.

- 1. Call the Meeting to Order.** The meeting was called to order with Board members Rusty Martz and Julian Castelli in attendance. Craig Primo could not attend. Julian introduced himself, Rusty, and the HOA manager, Brenda Lake. He thanked everyone for coming.

- 2. Establish Quorum.** 23 property owners attended and 36 proxies were on hand for a total of 59 owners represented. There was not a quorum because it requires 51% of Ranch Place owners or 115 properties represented. With information provided by the HOA's attorney using the recently amended CC&R's, Julian made a motion to continue the meeting by conducting the necessary Board member election by written ballot via email within the next 15 to 30 days. The motion was seconded and approved unanimously by a vote of those in attendance. The meeting continued as an informational meeting.

- 3. President's Report.** Julian Castelli gave the report. He explained how the HOA works as a volunteer organization with volunteer Board members. There is one annual meeting each year where the Board presents the HOA's progress, plans for the future, and financial status. There are a number of committees that help the Board to manage the workload. The Board appreciates the input received at the annual meeting by those in attendance.
 - a. **Front Entrance.** The Committee chair, Mary Ann Pollard, did a great job seeing this complicated project through to its completion. Her great passion for improving the entrance was greatly appreciated. There were many positive comments about how the new entrance looks. Julian asked owners to please thank Mary Ann for all her hard work when they see her.
 - b. **CC&R Changes.** The CC&R amendment put forth for a vote of the members passed this year. The CC&R amendment process was initiated because, over the past few years, owners had been requesting architectural improvements that were not allowed. Particularly, owners desired the use of lower pitched roofs and more contemporary design elements. As the neighborhood ages, many owners want to upgrade and remodel their homes which started the conversation on home resale value and architecture advances over times. The

Architecture Committee looked at the old rules and assessed their flexibility to allow more the modern design concepts to be used. During the CC&R amendment process, the HOA attorney was consulted to make sure the CC&R amendment was done legally and complied with state laws. The CC&R amendment also added the use of electronic means of communication.

- c. Christmas Lights. The Board Invested in the new Christmas lighting over a three year period.
- d. Trails. The Board feels that the Ranch Place trails are one of the HOA's biggest assets and plan to keep them maintained properly. The HOA will start trail re-surfacing this year in pieces.
- e. Cutter Lane Park. Last year, the Cutter Lane Park was improved with timber edging around the play areas and mulch installed instead of sand.
- f. Wildflower Project. The Committee is trying to cultivate wild flowers in a designated area of the open space. This is an ongoing effort and the Committee is hoping to learn enough during the project to add more wildflower areas if it is shown to be successful.
- g. Mail Kiosk Improvements. The Board wants to improve the aesthetics of the mail kiosks by modernizing them this year.
- h. Short Term Rentals. The Board is concerned about recent short term rental advertisements found listed on VRBO and Airbnb. Transient rentals are not allowed in Ranch Place.
- i. Julian thanked Rusty for his efforts and leadership on the Board for the past 3 years. Rusty thanked the group saying he enjoyed contributing to the community and meeting neighbors. He suggested attendees consider volunteering in some HOA capacity.

4. Financial. Brenda gave the report presenting the Balance Sheet and Operating Budget (attached). The Board reviewed and updated their reserve study and determined that the \$50,000 currently in the reserve is adequate.

5. Committee Reports.

- a. Architectural Review. Jennifer Castelli gave the report. The neighborhood is looking great with lots of owners updating their homes. She reminded those in attendance that if they want to do anything to the exterior of their homes – roofing, patios, paint, landscaping, or any remodeling, an Architecture Review Application must be submitted. The Committee maintains a list of ongoing projects in the neighborhood so the Architectural Committee monitors all the ongoing construction activities.

Owners are asked to paint a square of any proposed paint colors on their home so the Committee can review them. A paint Capsure device is now on hand to measure paint color saturation. The Committee will be going through the neighborhood and making a color map of what paint colors are currently used. The Committee is not trying to be restrictive but trying to get a handle on the colors that should be used by having a more objective method to determine this. Rather than the old CC&R definition of what paint colors are allowed (“earth tones”), the new description is for paint colors that are muted and have low saturation. Owners were reminded that storage sheds are not allowed in the neighborhood and trashcans should be stored inside garages. Also, solar panel projects must be reviewed by the Committee.

b. Trails.

- i. Stephanie Donovan, Trail Committee Chair, gave the report. The trails are in good shape. The HOA did some patches in 38 places where the weed barrier was showing through last year. The landscaper will be using broad leaf weed killer to control weeds instead of roundup to try to get the grass to grow up to the trail edges. Stephanie has been working on the trail resurfacing project to add 2” of road base to the 4-foot wide, approximately 2 mile long trail. The trail will be re-surfaced in sections so that the work can be done over a period of years. Stephanie has been trying to get bids to do this work. The current estimate to resurface the entire trail is \$110,000.
- ii. An owner asked about installing the trail connection behind lots 68 through 75 on Cutter Lane. This issue was brought up last year and the Board looked into it and discussed it with the directly affected neighbors. There are very strong feelings on whether or not to install this connector. A spirited discussion ensued. The Board recognizes that if the trail connector was installed, it would connect to several dead ends at the back of the neighborhood. The Board questioned whether having biking tourists end up at a dead end in the back of Ranch Place was a good idea when reviewing this request last year. The Board considered whether not installing this connection piece was an oversight by the developer or done on purpose. Reasonable judgment indicates that this was done intentionally and perhaps was done this way to provide passing access through the neighborhood rather than directing users to the back of the neighborhood. There was (and still is) a lot of controversy over installing this connector and the Board wanted to focus their efforts on projects that the majority of the neighbors were excited about instead. A motion was made that a neighborhood vote be taken to install the trail connector behind lots 68 through 75 and it was seconded. The seven owners that back up to this proposed trail connection

wanted it to be know that they are opposed to it. An owner amended the motion to state that the vote for the trail connector take place within 30 days. More discussion ensued over the importance of child safety from both sides of the argument – having the trail or not having the trail. A number of owners thought the kids were safer on the trail than using the street and one owner thought that fast bikers using the trail made the trail unsafe for children. One owner noted that installing this connector section of the trail would directly connect Browning and Cutter Lane Parks. One benefit of installing the connector would reduce the current risks associated with the blind corner on Cutter Lane. An owner commented that there would be the same number of kids on the road even if there is a trail. This owner thought that people gravitate to the pavement rather than the trail. The owners opposed to the connector thought the Board should consider that the space where the connector would be located is designated as “conservation common area”. They thought Swaner Preserve should be consulted about what they think it being adjacent to the Preserve. The owners opposed to the trail want owners to vote on installing sidewalks for safety reasons instead of the trail connector. Someone asked if owners can walk on the conservation common area. It is assumed that yes, since there were trails located on other conservation common areas, owners can walk on it. No formal vote was taken on any motions. The Board will revisit the trail connector issue and perhaps consult the HOA attorney about resolving this controversy.

- c. Social – Heidi Ogilvy gave the report. She highlighted all the planned social activities for the year - Rubbish Roundup, 2 movie nights, Block Party (new this year), Oktoberfest, Directory, and Newsletters. She is looking for volunteers to help with the committee.

6. 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.

7. New Business. Owners brought up the following topics for discussion.

- a. Speed mitigation is desired. It was noted that the County has a Traffic Calming program in place that has to be followed since the roads in Ranch Place are County roads. The HOA did request that the County do a traffic study along Cutter Lane and it resulted in the installation of the flashing speed sign, one-half of which was paid for by the HOA. Doug Ogilvy, incoming Board member, has experience in traffic calming and is willing to work on this speed mitigation project. Jodi Lodrick suggested calling the sheriff regularly to have them monitor for speeders. The HOA did call the Sheriff and they have done some Cutter Lane speed monitoring this past year.
- b. Electronic bulletin Board in mailbox.
- c. Request that the County bus route be expanded to travel through Ranch Place. A neighbor that attended the recent local transit meeting said the County does not plan to run a bus through the neighborhood.
- d. Install a bike rack near the current bus stop.

8. **Election of Trustees** – Rusty Martz’ Board Position is open for election, Doug Ogilvy is nominated for this open position, Julian Castelli to serve until 2017 Annual Meeting, Craig Primo elected to serve until 2018 Annual Meeting,

9. **Adjourn.** The meeting was adjourned at 8 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

Julian Castelli

PRINTED NAME



SIGNED NAME

7/15/16

DATE