

**RANCH PLACE HOA ANNUAL MEETING MINUTES**  
**KELLER WILLIAMS MEETING ROOM**  
**April 1, 2013**  
**6 p.m.**

1. **Establish Quorum (or adjourn and set continuance meeting for April 15, 2013).** A quorum was not achieved with the 25 people in attendance and 59 proxies. A continuance meeting was agreed on and will be held on April 15, 2013 at 6 p.m. at the Keller Williams meeting room to elect the board of trustees.
2. **Call the Meeting to Order.** The meeting was called to order by Chip Haynes with the following board members in attendance.

Chip Haynes  
Tony Mason  
Carrie Shoaf

3. **Approve 2012 Annual Meeting Minutes.** A motion was made to approve last years' annual meeting minutes. It was seconded and approved unanimously.

**4. Committee Reports**

- a. Architectural Review – David Dowie is the chairman of the Architectural Committee but was not in attendance. Chip Haynes gave the report. A detailed architectural review procedure was developed and is posted on the new website. A checklist is available for owners to go through to make sure all the required information is provided in an effort to streamline the review process.
- b. Trails - The committee chairman, Tara Stocker, gave the report. She asked for \$3,000 in this year's budget for trail maintenance and improvements. She will post at notice at the mailboxes when the trails are going to be sprayed for weeds. The HOA has always used Greenleaf in the past to do the weed spraying but did try to get some competitive bids for this work last year. There were no contractors with the appropriate equipment for spraying trails. Tara asked everyone to please be conscientious and pick up after their dogs.
- c. Social - The committee chairman, Daniel Diyanni, gave the report. Last year was his first year as chairman. He wants to try to improve the social events. The planned social events include the annual meeting, a spring cleanup in June, two movie nights, block parties (no permits are required so if you are interested you can get in touch with Daniel), and Oktoberfest (which will take place earlier in the fall than last year). The Social Committee will also be working on the directory and may publish some newsletters. Daniel would love any volunteers for his committee.
- d. Open Space - The chairman, Chip Haynes, gave the report.

- 1) Open Space. There are 115 acres of open space. The CC&R's refer to these areas as Conservation Common areas. Conservation Common areas are addressed in two places in the CC&R's: 1) Article I, #1. Definitions. Conservation Common Areas; and 2) Article II, 2.2 Use and Maintenance of Conservation Areas. Chip showed those in attendance the Conservation Common Areas on the plat. These areas are not an extension of individual homeowner lots so commonly used landscaping materials are not permitted in them. Also, personal play equipments, picnic tables, etc. are not allowed. Dumping of landscaping waste is not allowed.
  - 2) Wildflower Enhancement Project. Chip started a committee two years ago to do a ½ acre wildflower enhancement project in a test plot of the common area. They hired Mindy Wheeler, a consultant, to recommend improvements to the native grasses. There are currently three dominant grasses in the open space – smooth brome, cheat grass, wheatgrass. These grasses will be killed off this spring and desirable grass and wildflower seeds planted in September and October in the test area. They will drill seed the seed, not just spread it. To get the desired results, the process will take 2 to 3 years. One homeowner noted that killing off the native grasses in the test area is going to be difficult. They will just grow back eventually. Chip said that the property owners adjacent to the test area want the project to be successful and know they have to be patient.
  - 3) Goats at Swaner. The goats will be back at Swaner this summer.
  - 4) Wetlands Conservation Restriction. In Browning Court and along Cutter Lane there is a wetlands conservation restriction along the backs of the lots that are adjacent to Swaner. Owners cannot grade or disturb these areas. Only native plants are allowed. The Corps of Engineers is involved with managing this Wetlands area. The CC&R's discuss the Wetlands Conservation area in Article VII.
5. **New Website.** A new website was developed and is available on line at [ranchplacehoa.org](http://ranchplacehoa.org). Owners can provide his or her contact information to the HOA on the home page of the website.
6. **Financial**
- a. Assets. The HOA's cash assets were reviewed.
  - b. Budgets. Both the operating and reserve budgets were reviewed. It was suggested that legal fees might be added to the reserve budget. There was no consensus on this issue.
7. **Projects**
- a. Front Entrance/Bus Stop – Chip gave the report regarding the plan for the front entrance bus stop. He worked with Kevin Callahan, Director of Summit County Public Works, on this project where a pad and sidewalk were installed. The County is willing to work with the HOA to design a shelter for the bus stop. Someone suggested a Ranch Place themed shelter. In addition, the HOA is looking at some landscaping including very salt tolerant plant materials and some gravel to reduce the mud. There were suggestions that Bear Hollow and Ranch Place should partner together to clear the bus stop area in the winter. A bike lock-up

area and trash receptacle were also suggested. An owner requested that more trees be planted between the Ranch Place trail and Highway 224.

- b. Mailboxes. The mail kiosks were improved last year with new mailboxes, roof, and paint.
- c. Entrance Monument on the corner of Split Rail and Cutter. A number of attendees would like to see an entrance monument for Ranch Place installed on this end of the neighborhood.

**8. CC&R Enforcement**

- a. Boats/Trailers. Chip wanted to remind everyone that boats cannot be in a driveway for more than a day.
- b. Trash cans should be stored inside the garage. They should be put out Monday night and brought in by Tuesday night.
- c. Storage Sheds. They have to be attached to the house with the same type of siding as the home. The Board is trying to maintain a certain standard in the neighborhood.

**9. New Business.**

- a. Chip talked about the Board's concern regarding metal stakes used a snow plow markers along the curbs. These metal stakes will not stop a snow plow and are dangerous. The Board asked that owners who insist on using them remove them after the snow season.
- b. An owner commented that there is no reason that people should still have Christmas lights on.
- c. An owner in Browning Court that wants the parking lot removed from the Browning Park area. He does not want the park to be a destination for people living outside of Ranch Place. The Board reminded owners that mowing equipment has to go into the park to maintain the grass in the summer so access is needed. The park and access is currently being studied.
- d. Someone asked about putting up signs along Cutter Lane to keep people from parking off the road on the edge of the grass. There was a discussion about this. It was noted that the county controls the public roads, not the HOA. Regulatory signs are the responsibility of the County.

**10. Election of Trustees.** There was not a quorum so the election was not held at the meeting.

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

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

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DATE