

## **Ranch Place Home Owners Annual Meeting April 26, 2011 at 1750 Sun Peak Dr.**

### **Minutes**

**Board in Attendance:** President & Trustee: Ed Vola, Treasure & Trustee: Carrie Shoaf, Trustee: Bill Willsey **Committee Members:** Social : Jennifer Castelli, Architectural: Jan Vola, Open Space: Chip Haynes, Trail Committee: Tara Stocker **Homeowners Present: 30 Proxies: 25 Total: 55**  
**Meeting Started at 7:25p.m.**

- 1) **Approve Minutes:** The 2010 minutes were read and approved.
- 2) **General Update**
  - **Social Committee Update – Jennifer Castelli:** The new directories are being passed out at this meeting. Jennifer asked that we check the mail box for up coming events. The first party will be the Ranch Place Rubbish Roundup June 4 the neighborhood clean-up will start at our entrance at 9:00a.m. with a cookout at the Browning Ct. Park to follow at noon. Saturday June 25, we are having a informal neighborhood garage sale. This is individual each home has there own we will advertise. There will be two outdoor movie nights, watch for the dates at the mail boxes. Sept. 24, 2011 will be the Ocktoberfest party. Jennifer wants to train someone to take over her committee.
  - **Architectural / Landscape Committee Update– Jan Vola & Lou Jan Kaufman:** Jan reported that since 2007 they have issued 76 different permits. Any landscape project that costs over \$600.00 requires a permit, this costs \$25.00, for a construction permit \$50.00 plus a 2,000.00 refundable deposit. Jan asked for help since she is retiring and Lou Jan is sometimes out of town. Tony Mason (435)604-0146 said he could help with this committee.
  - **Open Space Committee – Chip Haynes:** Chip passed out information about our open space. He is planning on introducing more native flowers. The open space is to remain undisturbed. Neil asked about the neighbors who have encroached on the open space. Neil McGarry lot 45 thought it might be a good idea to combine with the trail committee since there would be some crossover. Tony Mason lot 181 thought it would be nice to involve the children in the neighborhood. Chip said that they would start with a test plot.
  - **Trails Committee – Tara Stocker:** Last year she had a quote for 5,600.00 to repair the trails. Tara said Alpine Trails will start soon with the repairs. The work should be done this spring.
  - **Web Master Update- Jame Donavon:** Not available
- 3) **Financial Update and 2011 Proposed Budget:** Carrie Shoaf presented the budget. Many wondered if we have too much money? Mike Beeley explained that this time of year when you look at the balance sheet it is confusing. We have just collected the annual dues and we have not had any expenditure but once it is warmer the projects start and we have less money in the fall. The 2011 passed.
- 4) **Old & New Business:** Ed Vola thanked Mike Beeley for all of his past service. Neil McGarry motioned to have a pavilion at the Browning Ct. Park. He has a quote for one similar in style not size to the Willow Creek. Then he motioned to have a Park improvement committee. George Weinstien lot 41 stated that to have a committee you do not have to vote. A committee will be formed to make suggestions for park improvements. The Snyderville Basin Trail System cleaned out the creek on our open space. There is a lot of wood, branches, and junk that is now on the banks of the creek. We need to have a dumpster and labors to clean this up before there is more run off. Carrie Shoaf said she has labors and Robyn will arrange for the dumpster. Endurance Sports has asked to use our trails June 18, 2011. Neil McGarry motioned to support the run if they provide insurance and clean-up after. Jennifer Castelli second the motion all present were in favor. The mail box flashing blue light is not working. Ed explained that we have spent a lot of money and time to try and keep them working but it is not a good system and that it is a government building and maybe we should not have the light flash.
- 5) **Election of Officers – Trustees: We will need one trustee for this election. This will be decided on at the continuance meeting May 17, 2011.**

**Continuance Meeting May 17, 2011**

**Meeting Adjourned 9:00 p.m.**