

**Ranch Place Home Owners Annual Meeting Minutes**  
**April 26, 2012**  
**1750 Sun Peak Dr.**

**Board in Attendance:** President & Trustee: Chip Haynes, Treasure & Trustee: Carrie Shoaf

**Committee Members:** Social : Dan Diyanni, Architectural: Tony Mason

**Homeowners Present: 16 Proxies: 23 Total: 39**

**Meeting Started at 7:15p.m.**

**1. General Update:**

- **Open Space Committee – Chip Haynes:** Chip reported that he has hired Mindy Wheeler to try a test plot on open space E behind Haystack and Martingale, with wild flowers. The purpose is to beautify the area. There are ten active members on his committee. Chip asked if there was any interest in forming a weed control committee. Daniel Diyanni volunteered to help. Carrie questioned the liability of volunteers maintaining 50 acres.
- **John Paulding:** The director of Swaner came to talk to the Board about two things Swaner is doing this year. The first thing he talked about is they are going to have more children's field trips to Swaner this year. The dates are April 30, May 4, May 10, May 17, and May 30. They will be parking on the side of the road for a few hours on these dates. Tony asked that they not park in the open space to disturb the natural grasses. The second is that they are planning on having goats manage the weeds that border the Ranch Place properties. The natural way to reduce weeds is fire and grazing. They need our help by controlling our dogs. The goats will be penned in a rectangular plot. Dogs can easily kill the goats. The goats will be monitored every day. Swaner plans on using the gate across from the back mailbox. Many people were concerned about the access through Ranch Place. Ranch Place members were nervous about the goats being long term. People wondered if they have an easement. Chip asked if we could have a letter notifying the neighborhood when the goats would be coming through. David Dowie motioned to allow the goats this year but this should be looked at before it becomes a long term arrangement. All were in favor.
- **Social Committee Update – Daniel Diyanni:** Dan's hope is to create events that bring our community together. He is planning the Roundup Rubbish, Oktoberfest and two movie nights. This year he wants to have competitive block parties. Each area on the same night have a pot luck and have neighbors travel around to see who has the best food. The Roundup Rubbish is tentatively scheduled for June 16; he is planning on cleaning up the open areas then heading to Willow Creek Park to have the party. There is more to do there for both the kids and adults. This year there will not be a dumpster. Park City will have a dumpster at the recycle center on Saturdays for the next eight weeks. Yard waste like tree limbs and trimming can be chipped. The fire department will schedule chipping by neighborhood this year so we coordinate this too.
- **Architectural / Landscape Committee Update–Tony Mason:** Tony reminded that all landscaping over \$500.00 needs a permit. He asked that we remove the t-bars that people

put up for snow removal. He and Lou Jan have issued many permits over the past year. He asked that the home owners give him or Lou Jan a call before they start a project. Dan asked about contractors obstructing the road. Tony said there is no cut and dry ruling on this since it is case sensitive. They do talk to each owner about being considerate to the neighbors and not blocking the road when they issue a permit. There were several complaints about the mailboxes. This winter we had too much ice. The entrance box is very dangerous. We will put a bucket with salt at both boxes so members can help with this.

- **Trails Committee – Chip Haynes:** Chip has been talking with Troy Duffin. He repaired the trails last year with the wrong material he recognized this and will replace it for us. Chip has asked Troy to look at the ditch that drains between Osguthorpe’s and Ranch Place trails that are along the south east boarder. The ditch drainage needs to be maintained. They will work with the county engineer on this. The trails cost about \$2,000 a year to maintain.
  - **Web Master Update-:** Chip would really like to switch to e-mail for notification of meetings and billing too. Most people have e-mail and it could be a great way to communicate with the neighborhood.
2. **Financial Update and 2012 Proposed Budget:** Carrie presented the budget. There was one error the trails this year will not need \$6,000.00. That was taken from last years numbers when we had the trail improved. David Dowie motioned to have a reserve study to confirm we have excess in the budget so we can use it for improvements. Jody Lodrick second the motion all present were in favor.
  3. **Old & New Business – Suggestions from the floor:**
    - a. Chip made the motion to tear down the fence and leave it down until UDOT asks us to replace it. Many members had not noticed that they had a fence there. All were in favor of trying no fence.
    - b. Tony motioned to repair and restore both mailboxes. All were in favor.
    - c. Chip talked about our main entrance. The mud where the bus stops is awful. He has met with the county and they have agreed to partner with Ranch Place in fixing up this area. They will put a side walk in by the bus stop. We can add gravel to improve the mud situation. Chip motioned to improve the entrance with a side walk; install a pad for a bench; look at having a bike rack installed; and to continue to work with the county to make the entrance look nice. Many seconded the motion including Jane Greer, Kathy Leitzke and Mike Beeley. All but one was in favor.
  4. **Election of Officers – Trustees:** We will need one trustee for this election. The ballots were passed out and Tony Mason was elected to be a trustee.
  5. **Other:** Robyn asked about solar panel installations. All projects even if they are in the yard need to be reviewed by the architectural committee before they can be approved.
  6. **Motion to Adjourn:** Carrie motioned to adjourn. Mike Beeley and Kathy Leitzke seconded the motion. All were in favor. The meeting was adjourned at 9:05 p.m.

**THESE MINUTES WERE TAKEN BY ROBYN BAILEY.**

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NAME

DATE