

**RANCH PLACE CONTINUED HOA ANNUAL MEETING**  
**December 4, 2018**  
**Keller Williams Meeting Room**  
**5 p.m.**

1. **Establish Quorum.** A quorum is deemed to exist at the re-convened annual meeting of those members present in person or by proxy. There were 11 properties represented in person. There were 40 proxies.
2. **Call the Meeting to Order.** The meeting was called to order with Board member Sean Morgan in attendance. Another meeting was held inadvertently in another room at the same location by another board member, Doug Ogilvy, and board nominee, Ramsey Madsen. Sean welcomed the members in attendance to the meeting where he was in attendance.
3. **Election of Trustees.** Julian Castelli's one-year term to replace Craig Primo on the board is now open for election. Ramsey Madsen was nominated to serve a 3-year board position term. A motion was made, seconded, and voted unanimously to elect Ramsey Madsen to a 3-year term.
4. **Member Discussion.**
  - a. **1601 Cutter Lane Driveway.** An owner questioned the driveway frontage at the new home at 1601 Cutter Lane. The Architectural Committee had verified that this driveway was installed as approved by the HOA. Summit County regulations are not enforced by the HOA.
  - b. **Re-platting Open Space at the Corner of Cutter Lane and Ranch Place.** The Board has been working on the potential re-platting of the open space at the corner area of Cutter Lane and Ranch Place. This area is currently unimproved HOA common area. This re-platting was discussed at the annual meeting held in November and owner input was received from those in attendance at that meeting. The majority of members in attendance were supportive of limited landscape improvements (soft trails, plantings, limited amount of turf). Some members would prefer no changes to this open space area. The proposed plat creates the opportunity for improvements, with limitations imposed. The Board will continue to gather information from Ranch Place owners. No improvements are proposed at this time.
  - c. **Speeding on Cutter.** The members discussed their concerns about speeding in the neighborhood. Sean Morgan related the Traffic Calming Committee's efforts to find ways to slow traffic in the community. The Committee has discussed installing trees along the open space at the corner of Ranch Place and Cutter Lane by visually reducing

the width of the road with trees along this corridor, speed bumps, stop signs, etc. An owner suggested using off-duty sheriffs, who would be paid by the HOA, to monitor speeding and give tickets to speeders if needed. Those in attendance thought this was a good idea.

- d. Water Line Break.** There have been two 5 to 6 hour water outages because of water line breaks within the past two weeks.
- e. New Mailboxes Completed.** The new mailboxes are complete and look great. The cost for both mailboxes totaled \$90,000.
- f. Front Entrance Monument.** There were compliments about how nice the entrance monument looks
- g. Short Term Rentals.** Currently, the two owners that were renting nightly have stopped. The new fine policy of a \$1,000 fine per occurrence for any nightly rentals has been effective in stopping this practice.

5. **Adjourn.** The meeting was adjourned at 5:50 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNED NAME