

**RANCH PLACE HOA ANNUAL MEETING**

**November 7, 2018**

**Keller Williams Meeting Room**

**6 p.m.**

1. **Call the Meeting to Order.** The meeting was called to order with Board members Douglas Ogilvy and Sean Morgan in attendance. Julian Castelli could not attend. Doug thanked Dawn Kenton for hosting the meeting in the Keller Williams meeting space and everyone for attending.
2. **Establish Quorum.** 33 properties were represented in person and there were 38 proxies for a total of 71 members represented. There was not a quorum because it requires 51% of Ranch Place owners or 115 properties represented. The meeting will be continued to December 4 at 5 pm. The meeting proceeded as an informational meeting.
3. **President's Report.** Doug Ogilvy gave the report.
  - a. **Mail Kiosks.** The Board is very happy with the new freshened aesthetics of the two new mail kiosks. They were completed successfully although it took a little longer and cost a little more than anticipated.
  - b. **Speed Control.** The Board had requested that the County install a 2 ½ inch high speed bump on Cutter Lane at the trail crossing about half way into Ranch Place but the County installed a rumble strip instead. The County said they had to meet ADA standards and the standards required this type of ½" high stamped concrete crosswalk. The community is somewhat disappointed in the result. The Board and Traffic Calming Committee are currently working on other traffic calming projects that will be discussed later in the meeting.
  - c. **Social Gatherings.** Several social gatherings were held by the Association during the summer months and will be discussed by the Social Committee chair later in the meeting.
  - d. **Architecture Committee.** 44 architectural improvement projects were review and approved this past year. Gordy Mills will give the Architecture Committee report later in the meeting.
  - e. **Transient lodging rentals.** Transient lodging with leases of less than 30 days are not allowed in Ranch Place as stated in the CC&R's. The Board will continue to pursue these violations when they are found to occur.
4. **Financial.** Doug presented the current Balance Sheet showing the cash on hand to be approximately \$20,000 and the Reserve Fund to be at \$85,800. The proposed 2019 budget was reviewed. The annual dues will remain \$350. 2018 was consistent with prior years' expenses. The Board is hoping to show a modest net income in 2019. The proposed 2019 budget indicates that the HOA will spend \$17,100 on capital improvements instead of adding \$12,000 to the Reserve Fund since it is currently fully funded. Improvements will be made at the Browning Court Park with the installation of 9 or 10 trees around the play structure to provide shade and a windbreak. The existing shade structure will be re-stained and the parking lot seal-coated. An owner asked if the HOA would consider installing a bathroom

there. The Board will take this request into consideration in the future, but this is a large project that would require sewer to be brought to the site and then the upkeep and maintenance costs for a bathroom structure. Another owner asked that any trees proposed for planting be reviewed and approved by the Architecture Committee related to their effect on neighbors' views. The other 2019 proposed improvement costs include \$3,000 for associated costs related to the re-platting of open space at the corner of Cutter Lane and Ranch Place and \$5,000 for traffic calming along Cutter Lane.

## 5. Committee Reports.

- a. **Social.** Heidi Ogilvy gave the report. She planned and coordinated several social events this year including a movie night for kids, a taco truck party (170 people RSVP'd), back-to-school ice cream social, and a wine bike/walk in three community cul-de-sacs. The Committee coordinated the spring clean-up effort with 5 dumpsters in different cul-de-sacs. They were watched and dumped when full making this year more successful than in the past. Heidi asked members for any social committee event suggestions and volunteers.
- b. **Open Space.** Doug Ogilvy and Sean Morgan gave the report. The Board has been working on the potential re-platting of the open space at the corner of Cutter Lane and Ranch Place Area. This area is HOA common area and a conservation easement. The board feels that this common area's aesthetics could be improved with a little landscaping, provide a safer place to walk rather than along Cutter Lane, and provide some passive recreation for the neighborhood kids. Another benefit of installing some taller plantings there would be to provide traffic calming by visually reducing the perceived width of the road. In order to make any improvements on this open space, it would have to be re-platted requiring 67% of Ranch Place owners approving. When the board has spoken with some of the owners living near that open space, the feedback on some minor capital expenditures to install a passive park there was positive. One owner stated that he did not want any structures or parking put there. He enjoys the way the property currently looks which is like the Swaner Preserve. He thinks that if the property is improved, it will be viewed as public, rather than private and other than Ranch Place owners will come and use the area. He was concerned that re-platting this common area for recreational use would set a precedent for converting other open space properties to recreation spaces. An owner asked if the HOA could work with the Swaner to plant more native species there instead of trees. One owner commented that he worries about 3 feet high weeds that grow there and the potential for fire. The board appreciated all the comments and plans to meet with the owners closest to this open space to get their input before proceeding further.
- c. **Architectural Review.** Members – Gordy Mills, Ramsey Madsen, Doug Ogilvy. Gordy gave the report. Any exterior improvements as noted in the CC&R's should be reviewed by the HOA before work begins. Any re-roof, re-paint, landscaping, and any type of exterior re-modeling must be reviewed and approved. Please submit your plans to the HOA as far in advance as possible so an adequate time is allowed for the review. Providing photos is a great way to make your project easier to review. If you are changing the paint/stain color of your house, a sample needs to be painted on the house for review. Doug clarified that under the amended CC&R's Ranch Place now

requires “muted” colors (low color saturation) rather than the “earth tones” in previous versions of the architectural guidelines.

- d. **Trails.** Sarah West is the new Trail Committee Chair. Owners will be informed when trail weed spraying will take place by email and signs will be also be hung at the mail kiosks a few days ahead of any spraying.
- e. **Traffic Calming.** Doug Ogilvy and Sean Morgan discussed traffic calming. Kevin Williams is chairing a committee that has met to discuss ideas for trying to reduce speeding in the neighborhood. They discussed installing permanent speedbumps, center islands, or a flexible post in the middle of the street on a bollard (summer only). The committee was told by the County that the current Fire Chief will not approve the installation of speed bumps because they hinder fire truck passage. Other ideas considered were to install stop signs along Cutter Lane. One potential location is where Ranch Place and Cutter Lane intersect. The County has thresholds for the number of cars on the street and the average speed for them to approve the installation of any traffic calming devices. Currently, Cutter Lane does not meet their thresholds so the one traffic calming device that could be installed at this time by the HOA is painted crosswalks. The details on what might be installed is under review. Some history on traffic calming was provided. The flashing speed sign was installed several years ago. The HOA paid for the sign and the County for its installation. Then, an initial speed study was done by the County and it showed a slight problem with speeding so the ½” raised crosswalk was approved for installation on Cutter Lane at one of the trail crossings. After this crosswalk was installed, the County did another study and the speed had dropped 3 miles per hour, so no speeding problem was identified. This meant that the County would not pay for other traffic calming devices. However, the Committee will continue to pursue other traffic calming measures to be paid for by the HOA. An owner asked if the owner on the corner of Cutter and Split Rail could be asked to trim the juniper bushes that are blocking the sight line to turn onto Cutter from Split Rail. Someone suggested that owners remind drivers to slow down by signaling to them. Someone else recommended that Ranch Place contact the Willow Creek HOA to ask their owners to slow down along Cutter Lane since they use it to access their community.

**6. CC&R Enforcement.** Doug Ogilvy discussed CC&R Enforcement.

- a. Boats/Trailers can only be in driveways for up to 48 hours.
- b. Nightly Rentals. Transient lodging is not allowed. Transient lodging affects the entire community. The HOA has a new CC&R Enforcement policy in place that allows \$1,000 fine per occurrence for transient lodging violations. The two neighborhood offenders are no longer doing nightly rentals.
- c. 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.
- d. 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.**

- a. **Saving the Osguthorpe Farm.** Sean Morgan gave the report. This topic was discussed at the last HOA meeting. Summit Land Conservancy has been working with the Osguthorpe family to potentially put an Agricultural easement on the farm that backs up to Ranch Place on Abilene Way. All development rights would be removed, and the property would continue to be used for Agriculture use only. There is also a chance that the property could be used for cross-country skiing. The cost to purchase the easement is \$17M. The County recently pledged \$500K but \$1.9M is still needed by March 2019. If you are interested in donating, consider doing so on Friday during the Live PC, Give PC fund drive or call Cheryl Fox at the Summit Land Conservancy. The Board will send out another email blast on this topic.
  - b. **Utah Open Lands.** There are several open space areas adjacent to Ranch Place homes along the Swaner Preserve that have a Conservation Easement on them that are administered by Utah Open Lands. Utah Open Lands comes out and inspects the easement at least once a year and notifies the HOA if owners have built paths or put lawn furniture on the easement. This activity is not allowed on the easement.
8. **Election of Trustees** – The election cannot be held without a quorum. Julian Castelli’s Board position is open for election. Sean Morgan will continue to serve until the 2020 Annual Meeting and Douglas Ogilvy will continue to serve until the 2019 Annual Meeting. Ramsey Madsen is willing to run for a 3-year term. The election will be held at the continued annual meeting on December 4.
9. **Adjourn.** The meeting was adjourned at 8:10 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

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PRINTED NAME

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DATE

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SIGNED NAME