

**RANCH PLACE HOA ANNUAL MEETING**  
**October 28, 2019**  
**Keller Williams Meeting Room**  
**6 p.m.**

1. **Call the Meeting to Order.** The meeting was called to order with Board members Douglas Ogilvy, Ramsey Madsen, and Sean Morgan in attendance. Doug thanked Steve Kotsenburg for hosting the meeting in the Keller Williams meeting space and everyone for attending.
2. **Establish Quorum.** 26 properties were represented in person and there were 29 proxies for a total of 54 members represented. There was not a quorum because 51% of Ranch Place owners or 115 properties must be represented for a quorum. The annual meeting was continued to November 12 at 5 pm. The meeting proceeded as an informational meeting.
3. **President's Report.** Doug Ogilvy gave the report.
  - a. **Mail Kiosks.** Replaced the concrete floor of the Cutter Park mail kiosk to improve the drainage away from the mailboxes.
  - b. **Browning Court Park.** Trees were planted at the park to provide shade.
  - c. **Speed Control.** Painted and striped 5 crosswalks. The County also painted one. The HOA will continue to paint these crosswalks.
  - d. **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.
  - e. **Architecture Committee.** Approximately 40 architectural improvement projects were review and approved this past year. Gordy Mills will give the Architecture Committee report later in the meeting.
  - f. **Transient lodging rentals.** The transient lodging problem we were having in the community has been resolved. 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. **Committee Reports.**
  - a. **Social.** Heidi Ogilvy gave the report as the social chairman. There were 3 social events this year including a taco truck party that was a huge success, a wine walk, and the neighborhood clean-up effort with 4 dumpsters in different cul-de-sacs which were emptied twice. 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 2 ½-acre open space at the corner of Cutter Lane and Ranch Place to allow passive recreational use. This was discussed at last year's meeting and the input received from owners was considered in deciding how to proceed with this effort. The board feels that this common area's aesthetics could be improved with some landscaping. In addition, the parcel could provide a safer place to walk rather than along Cutter Lane and provide some passive recreation for the neighborhood kids. 150 owners or 67% of the owners must agree to re-plat the open space under consideration to provide the opportunity to install a passive park on this plat. Re-platting the area creates an opportunity to do something there but would not require that improvements be made. There is \$5K in the budget for the legal work required to re-plat the parcel with the county next year. With the western half no longer considered "wetlands" since the construction of Ranch Place and Silver Springs, the potential allowed improvements there would include 25,000 SF of turf, picnic tables, trees, and trails. A benefit of installing some taller plantings along the road is traffic calming by visually reducing the perceived width of the road. Ramsey Madsen noted that there was a 2006 National Transportation Board study that determined that tree planting along a road reduces the speed by 8 mph. Volunteers have been canvassing the neighbors near the parcel to get feedback on the proposed effort to re-plat the parcel. One owner at the meeting noted that 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 people who don't live in Ranch Place will come and use the area. He is also concerned that re-platting this common area for recreational use would set a precedent for converting other Ranch Place open space parcels to recreation spaces. The Board assured him that this was the only area in Ranch Place where the current plat provides an option to use open space for recreation other than along Highway 224 near the Ranch Place entrance. The board appreciated all the comments received. Further discussion by the Association members would be required to spend money on improving this parcel for recreational use. It was noted that water use should be considered when doing anything on the space along with tree heights so as not to block views. Ernest Oriente is willing to chair this committee.
- c. **Architectural Review.** Members – Gordy Mills, Ramsey Madsen, Doug Ogilvy. Gordy gave the report. There were a lot of landscaping, painting, and house renovations this year. The Committee would like owners to submit projects early enough to be reviewed before wanting to start immediately. Summit County just adopted new exterior lighting standards about which the committee would like owners to be aware when submitting exterior lighting projects.
- d. **Trails.**

- 1) **Weed Spraying.** With the weed spraying program, the number of thistles along the trails and in the open space are decreasing.
  - 2) **Trails.** Trails are very important to Ranch Place owners, so the board wants to install a connector trail on an existing 40-foot trail easement between 2 lots that is midway between Browning Court and Ranch Place on the northside of Cutter Lane (see attached drawing). This connector trail easement is on the recorded plat, but a trail was not installed years ago when the other trails were established. This trail connector will connect trails on the south side of Cutter to the existing trail along Swaner Nature Preserve on the north side of Cutter Lane. Currently, people are using an empty lot to access the trail along Swaner Nature Preserve. Using the empty lot will not be an option once the owner builds on the lot.
  - 3) The Association is looking for volunteers to serve on the Trail Committee. Three representatives from the front, middle and back of the community would be optimal. Trail committee members who walk the trails regularly would be beneficial as they would be able to help identify weeds for removal and any maintenance issues.
- e. Traffic Calming/Road Safety.** Traffic calming is always a concern in the neighborhood and is discussed every year. The HOA painted all the major trail crossings and installed a 2-foot wide gravel path along the curb from the mail kiosk to the first house on the south side of Cutter Lane for safer walking. The HOA plans to ask some neighbors to remove some landscaping that is encroaching into the street to improve sight lines along Cutter Lane. The HOA has \$5,000 in the 2020 budget to add another flashing speed sign right past the front mail kiosk as drivers enter the neighborhood.
5. **Financial.** Doug presented the current Balance Sheet showing the cash on hand to be approximately \$4,000 more this year at this time than last year. The proposed 2020 budget was reviewed. The annual dues will remain \$350. 2019 was consistent with prior years' expenses. Browning Court maintenance will be done using Reserve Funds to improve the irrigation, paint the gazebo, and crack-seal and seal coat the asphalt parking lot.
6. **CC&R Enforcement.** Doug Ogilvy discussed CC&R Enforcement.
- a. **Boats/Trailers** can only be in driveways for up to 48 hours. The Board investigates and reviews complaints when received. The HOA doesn't actively look for violators. It was noted that anything larger than a pickup truck is prohibited from being parked in a driveway for more than 48 hours. There have been a few sport utility vans being parked in driveways that could be considered RV's. The Board asked that owners please comply with the 48 hours parking rule as many of these vehicles are recreational vehicles.

- b. **Nightly Rentals.** Transient lodging is not allowed. Transient lodging affects the entire community. 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. The Osguthorpe Farm was saved after 2 years of effort. That parcel will remain a farm in perpetuity. No recreation uses such as cross country are required on that property unless the owners wants to provide them.
- b. **Utah Open Lands.** The open space areas adjacent to Ranch Place homes along the Swaner Preserve have a Conservation Easement on them that is administered by Utah Open Lands. Utah Open Lands comes out and inspects the easement at least once a year and notifies the HOA of encroachments or other violations of the easement. Owners should be aware of their property boundary lines and not encroach onto any easements. Improvements or furniture within the Conservation Easement are prohibited.

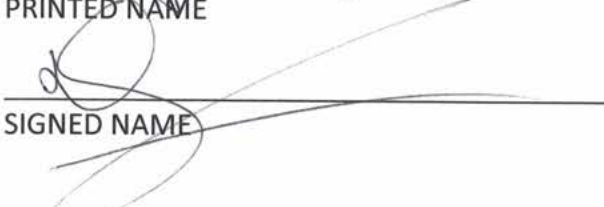
8. **Election of Trustees** – The election cannot be held without a quorum. Doug Ogilvy’s Board position is open for election and he is willing to serve another 3-year term. No further nominations were received. Sean Morgan will continue to serve until the 2020 Annual Meeting and Ramsey Madsen will continue until 2021. The election will be held at the continued annual meeting on November 12.

9. **Adjourn.** There was a motion to adjourn the meeting and it was seconded. All were in favor and the meeting adjourned at 7:40 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

Douglas Ogilvy  
 PRINTED NAME

6/8/20  
 DATE

  
 SIGNED NAME