

RANCH PLACE HOA ANNUAL MEETING
December 7, 2020
Virtual Meeting
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.
2. **Establish Quorum.** 52 properties were represented virtually and there were 12 proxies for a total of 64 members represented. A quorum was not met because 51% of Ranch Place owners, or 115 properties, must be represented for a quorum. The annual meeting was continued to December 14 at 6 pm. The meeting proceeded as an informational meeting.
3. **Committee Reports.**
 - a. **Social.** Heidi Ogilvy gave the report as the social chairman. Because of COVID-19, only two music events were held this year. They were successful, and Heidi will plan to have this type of event again next year.
 - b. **Open Space/Trails.** Sean Morgan gave the report.
 - 1) Proposed trail at West End of Cutter Lane. The Association closed unauthorized trail segments which crossed Cutter lane on a dangerous blind curve and cut through a private unbuilt lot on Heather lane. Since its closure, North Shore HOA has approached the Ranch Place HOA about potentially building a new trail connection through the Ranch Place open space from Heather Lane to connect with the existing crosswalk at Cutter Lane adjacent to the mail kiosk. This is a much safer crossing, and early indications are that the County would approve a trail here. The Northshore HOA has agreed to pay for this trail connection if they get approval.
 - 2) Trail connection and Common Area improvements on South Side of Cutter Lane
 - Last year before and at the annual meeting, 167 homeowners (73% of all homeowners) signed in support of an initiative to amend the plat for the 3-acre open space south of Cutter Lane and east of Ranch Place to convert that land from Conservation Open Space to Recreation Open Space.
 - The county has determined that no plat amendment is needed to allow installation of soft surface trails and landscaping as shown on the plat application. A permit application has been submitted for construction of a soft surface trail from Ranch Place road sidewalk to the 224 Connector Trail at the east end of the open space. The County permit would not include any tree plantings in 2021. This trail will provide a safe alternative to Cutter Lane for pedestrians heading east towards Willow Creek Park. In prior RPHOA meetings, construction of this trail has always been viewed as the highest priority for improving the open space.
 - Now that County has confirmed a path forward, the Board plans to estimate the cost of the full scope of improvements shown on conceptual plans for homeowner review. We anticipate that improving the open space will be a project phased over several years. The Board welcomes feedback on the community's next priority after trail construction.
 - The trail permit application was submitted to Summit County this summer and it was favorably received by staff. The Association is currently waiting for the final wetland

report and anticipates receiving a grading permit in early 2021. Construction of the trail is scheduled in the spring 2021. Trail construction is included in 2021 budget.

3) North-South Trail Connection

- The 2020 budget included funds to re-establish a platted trail connection from Cutter Lane to the East 224 Connector Trail (bordering Swaner Nature Preserve) as discussed at 2019 annual meeting. The trail has not yet been constructed as RPHOA has been proceeding with required approvals and refining alignment to respond to concerns from adjacent neighbors.
- This important trail connection which is indicated on the original 1993 Plat map has been neglected since 1997.
- This trail will improve community connectivity and pedestrian safety. The trail is adjacent to a crosswalk and school bus stop at the intersection of Cutter Lane and Ranch Place road and will reduce pedestrian and cyclist traffic on the busy section of Cutter Lane between Ranch Place road and Browning Court.
- The environmental consultant has determined that there are no wetlands impeding trail construction. Utah Open Lands has confirmed RPHOA's right to construct this trail through the conservation easement.
- The Association is awaiting final wetland report and anticipates receiving a grading permit in early 2021.

4) Utah Open Lands Annual Inspection Utah Open Lands ("UOL") does an annual walkthrough with the Association along the conservation easements to inspect for any encroachments. Should UOL identify any encroachments of concern, RPHOA will contact the relevant owners to address.

c. **Architectural Review.** Members – Gordy Mills, Ramsey Madsen, Doug Ogilvy. Gordy gave the report. There were 46 projects reviewed so far this year. The Committee would like to thank owners for submitting projects early enough to be reviewed before wanting to start immediately.

4. **Financial.** Doug gave the report. He reviewed the HOA's cash assets and the 2021 budget including the operating, improvement, and reserve income and expenses. 2020 will end with a surplus of approximately \$10 k due to the delayed construction of the North South Trail connection. The Cutter Lane Park mailbox has had ice issues in the past so drainage improvements were made this year. General cleaning at the mailboxes was done this year and will continue in the future. \$6,000 was spent in 2020 on consultants and application fees for improvements to the open space south of Cutter Lane along with the two planned trails (east to west trail located on the south side of Cutter Lane and the North-South connector trail between Lots 53 and 54). County will be issuing permits for these trails in early 2021. Reserve funds were used in 2020 for maintenance at the Browning Court Park and in 2021, reserve expenses will include a new sign at the Browning Court Park, re-staining the mail kiosks, a new swing at the Cutter Lane Park, playground mulch and mulch at the front entrance.
5. The proposed budget for 2021 includes a deficit (assuming a rollover of 2020 operating surplus). Proposed budget includes an increase in annual assessments from \$350 to \$400 (\$4.17/month).

6. **Homeowner Forum.**

- 1) Connector trail between Lots 53 and 54 (North-South). Doug Cherry, Lot 54 owner, spoke about this trail as he is opposed to its construction. He is concerned that it requires two bridges to be constructed to cross the creek and for willows to be removed. He does not think that any of the willows that were planted along this creek by the Association years ago should be removed. He and his wife circulated a petition to owners opposing this trail this year getting approximately 50% of the owners contacted to sign it. He realizes that the petition was not done per CC&R requirements but feels it shows the will of the Ranch Place owners. He did not agree with the response to the petition from the HOA's attorney.
- 2) Dean Reyburn, owner of Lot 53, is also opposed to the trail. He does not think installing the connector trail will take people off the road but will encourage people from other neighborhoods to use this trail to access Swaner.
- 3) Sean Morgan, board member, noted that the Board understands the concerns of the connector trail's adjacent homeowners, but the Board is trying to facilitate the bigger picture of improving the community's trail system. Currently, unauthorized trails across both open space areas and private property are being used to cut through to the East 224 Connector Trail. The Association is trying to solve this problem with platted trails including the North-South connector trail between Lots 53 and 54. Even though this trail is planned to be installed now, it was shown on the 1993 plat. These opposed owners have some degree of bias as it affects them the most. The petition that was circulated was not shared with the Board before being circulated so both sides of the issue were not presented to owners. A newer owner commented that he thought the petition was one sided and is now second guessing that he signed the petition. There were comments that the Board should let all owners have a say on this issue. The Board agreed to send out detailed information and a questionnaire about this North-South connector trail to get further feedback from owners prior to proceeding with construction.
- 4) Ranch Place road and Cutter Lane Open Space Improvements. An owner expressed concerns about people parking on the street to use the HOA's trails if the improvements were made on this parcel. An owner commented he does not support a dues increase to make these improvements. Another owner expressed concerns about increased water usage. Doug clarified that the information presented to owners in 2019 related to this open space improvement was conceptual including a maximum of 25,000 square feet of watered lawn. The County has indicated that the HOA may include irrigated lawn within this open space without re-platting the property. Trail improvements planned for 2021 do not include trees or lawn, so they will not increase RPHOA water usage. Doug noted that the environmental consultant has determined that the open space does not include any wetlands, and proposed stream crossings will be clear-span bridges. While this area likely included some wetlands when Ranch Place was developed over 20 years ago, the wetlands have dried up due to development and the end of farmland irrigation. The purpose of improving this open space is to improve its aesthetics and to move people off the road. Adam Duncan noted that the Association had lengthy communication about these open space improvements before the last annual meeting. He was personally involved in talking to owners about this. The Association had a record 90% owners' approval for the project. He felt that it seemed like we are revisiting what was already discussed and decided. We are backstepping. One owner complained that

the ballot for the open space improvements at this location did not specifically discuss raising the annual dues.

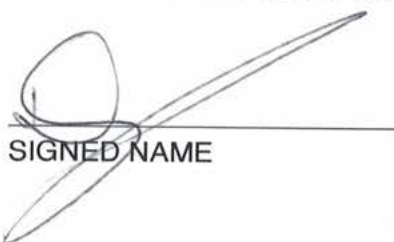
- 5) Resurfacing of the County Roads in the Neighborhood. One owner was shocked at condition of the resurfaced roads. This work was done by Summit County as they are responsible for road maintenance. Doug commented that he thinks the snowplow will smooth out the surface of the road somewhat.
- 6) Someone asked if the HOA could help to get out the word for the National Honor Society's food drive on December 12. The HOA will send out an email about this.
- 7) James O'Reilly, a newer resident to the community, thanked the board for their efforts noting that being on a volunteer board is quite challenging. He appreciates their efforts.
- 8) Two owners thought that perhaps installing a trail along Cutter Lane past the entrance mail kiosk where gravel is already installed along the curb would be a good benefit to the community. These owners were opposed to an annual dues increase.
- 9) An owner thought that the Association should be coordinating with a conservancy agency to develop a community trail master plan. The Board noted that the community trail master plan was part of the Developer's Ranch Place 1993 plat that the Board is trying to follow.
- 10) Some owners want to revisit the last missing section of the perimeter trail behind the 7 homes on Cutter Lane. Several years ago, there was an initiative to install this section of trail behind these homes where currently a trail easement is not shown on the plat. Summit County approval for this trail installation was abandoned by a prior board because all 7 adjacent owners were opposed to the trail construction and the approved plat does not include a trail in that location. The current board does not intend to revisit this issue.


6. **President's Report.** Doug Ogilvy gave the report recapping some of the completed projects in 2020 and upcoming projects for 2021.

7. **Election of One Trustee.** Both candidates introduced themselves. Rick Hovey has lived in Ranch Place for 2 years now but has been a resident of Park City for 45 years. He has served on several HOA boards in the immediate area. He thinks that access to trails is one of the things that makes living in Ranch Place great. Doug Cherry noted that he has served on boards in the past and plans to be in the neighborhood for a long time. He has a long history as a servant-leader. Sean Morgan whose board term is ending commented that it was a pleasure to serve the community. The board member election will take place at the reconvened meeting on December 14, 2020.

8. **Adjourn.** The meeting was adjourned at 7:55 pm.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.


SIGNED NAME

 1/22/21
PRINTED NAME DATE