

**RANCH PLACE HOA RECONVENED ANNUAL MEETING**

**December 14, 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.** Approximately 30 properties were represented virtually and there were 20 proxies for a total of 50 members represented. A quorum is met with those in attendance and the proxies available.
3. **Financial.** Doug gave the report. He quickly reviewed the HOA's cash assets and the 2021 budget including the operating, improvement, and reserve income and expenses. The vote on whether to increase dues from \$350 to \$385 was taken by email before and during the meeting along with "chat" during the meeting. There were 29 votes for the increase and with 17 proxies applicable for this vote resulting in 46 votes for the dues increase. 5 were opposed to the dues increase.
4. **CC&R Enforcement.** Ramsey Madsen gave the report.
  - a. **Short Term Rentals.** There have not been problems with this issue during 2020 and the HOA will continue to enforce the CC&R's limiting rentals to no less than 30 days.
  - b. **Recreational Vehicle (RV) Clarification.** After much consideration of CC&R Section 4.13 on Unsightliness keeping in mind the change in recreational vehicle design since the original CC&R's were written in 1992, an RV will be defined by dimensions larger than 7' wide, 10' high and 24'6" long. Vans are nuanced as they can serve as passenger vehicles or RV's and the number of vans in the community has grown considerably over the past few years. The board has listened to the community receiving input from residents wanting to park vans in driveways and those who are opposed. It was decided that too big is too much and the HOA will use dimensions to determine what is, and is not, considered an RV and therefore what can be parked as a vehicle in driveways. This RV clarification will be sent to the community soon, but this does not change the fact that boats, campers, trailers, etc. cannot be stored in driveways for more than 2 days at a time. Because of the Pandemic, the Association has been lenient this past year allowing these vehicles in driveways but will enforce the 2-day limit more strictly next summer.
  - c. **Trashcans.** Please bring your trashcans in after trash collection as soon as possible and store them inside the garage or where they cannot be seen from the street or another property.

- d. **Open Space Encroachment.** Utah Open Lands does an annual walkthrough with the Association along the conservation easements to inspect for any encroachments. The Association then contacts owners who have egregiously encroached into these protected easements asking them to remove any encroachments. Homeowners are encouraged to review the County GIS website ( <https://www.summitcounty.org/234/Summit-County-GIS> ) which shows property lines over an aerial photo to better understand their property lines.

## 5. Committee Reports.

- a. **Social.** Doug Ogilvy gave a recap of the Social Committee. The Social Committee sponsored the heavily utilized dumpsters to provide owners an opportunity to clean up yards and garages. Only two socially distanced music events were held in the fall because of COVID. They were very well attended.
- b. **Open Space/Trails.** Sean Morgan gave the report giving a recap of what was discussed at the informational meeting held on December 7. This information was also provided to owners in the pedestrian safety/trail update sent out in September. Sean's update included the closed unauthorized trail at the west end of Cutter Lane, installation of the trail in the open space on the south side of Cutter Lane (called the East Trail) and the north/south trail connector (called the West Trail) between lots 53 and 54 on Cutter Lane. The county has determined that a plat amendment is not needed for the East trail installation, only a grading permit so the Association will proceed with the East trail installation in 2021. No irrigation is needed for this phase of the open space improvements. A survey of Ranch Place residents will be taken regarding the installation of the West trail connector between lots 53 and 54.
- c. **Architectural Review.** Members – Gordy Mills, Ramsey Madsen, Doug Ogilvy. Ramsey gave the report noting there were many projects reviewed so far this year.

## 6. Homeowner Forum.

- a. Dean Reyburn wanted to know when the survey regarding the West connector trail between lots 53 and 54 (running north/south) would be sent out. Doug noted that the non-binding survey would be sent to owners early next year and that the Board would consult with the owners who were opposed to its installation before the survey was sent out.
- b. An owner raised concerns about any water usage on the open space improvements since it appears that Summit Water Company does not actually have enough water to supply all the

promised water and that the price of water will be going up. The board agreed that taking water usage into consideration was important and that any plantings would be drought tolerant species.

7. **Election of One Trustee.** Doug Ogilvy thanked Sean Morgan for serving on the board for 3 years and both board candidates for volunteering to run for election. It is great that so many owners show interest in the Ranch Place community. There were 43 ballot votes for Rick Hovey and 20 ballot votes for Doug Cherry. The Board voted for Rick Hovey with the 3 proxy votes related to the board election giving him a total of 46 votes so Rick Hovey was elected to the Board for a 3-year term. Next year, Ramsey will continue to serve the last year of his term and Doug will continue to serve the 2<sup>nd</sup> year of his 3-year term.

8. **Adjourn.** The meeting was adjourned at 6:40 pm.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

  
SIGNED NAME

Douglas Ogilvy  
PRINTED NAME

1/22/21  
DATE