

RANCH PLACE HOA ANNUAL MEETING
November 15, 2021
Virtual Meeting
7 p.m.

1. **Call the Meeting to Order.** The meeting was called to order with Board members Douglas Ogilvy, Ramsey Madsen, and Rick Hovey in attendance.
2. **Establish Quorum.** 31 properties were represented virtually and there were five proxies for a total of 36 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 6 at 7 pm. The meeting proceeded as an informational meeting.
3. **Committee Reports.**
 - a. **Social.** Heidi Ogilvy gave the report as the social chair. Three major events were held - a live music party, wine walk, and taco truck party. There was varied discussion among the attendees about which events they enjoyed the most. Heidi will plan to try to scale back costs next year by asking neighbors to bring appetizers or drinks to a live music party, taco truck party, and wine walk party prioritized in that order. Attendees noted how much they enjoyed the social events and thanked Heidi for her hard work. Volunteers who have volunteered to help will be contacted.
 - b. **Architecture.** Ramsey gave the report. 43 projects were reviewed this year so far. He reminded owners that landscaping requires Architecture Committee review. He also reminded owners that they should submit a preliminary plan for review for a large project before preparing it for submission to the county. Information about an exterior project review can be found on the HOA's website, ranchplacehoa.org.
 - c. **Open Space/Trails.** Doug Ogilvy gave the report.
 - 1) Trail along Cutter Lane at the Ranch Place road. The trail was installed paralleling Cutter Lane at Ranch Place road. It seems that many people are using it. This trail provides a safe walking path off Cutter Lane away from fast moving traffic. The landscape architect's rendering of the proposed plantings was presented during the meeting. There is \$25,000 in the 2022 budget to install trees, shrubs, and irrigation along this trail. The landscape shows a grassy area that could be installed in this open space area but that does not mean that it will be installed. Some owners questioned installation of any grass there. The Board assured owners that grass will not be installed without surveying the community for input first. The HOA owns more water shares than it can currently use so pays the minimum monthly amount. The water needed to irrigate the new tree/shrub plantings next year will not cause the HOA to use all the water shares it has available. Several owners thanked the HOA for installing the new trail.
 - 2) North-South Trail Connection to Swaner Perimeter Trail. This connector trail was constructed this fall. A survey taken by neighbors this year resulted in 2/3 of the respondents desiring the installation of this trail. Trees will be installed to provide more privacy to the two properties along the trail next spring.
 - 3) Ditch-crossing Bridge. A bridge was installed across an irrigation ditch for a better pathway along a trail at the back of the community that parallels Abilene Way.
 - 4) Utah Open Lands Easement. Utah Open Lands ("UOL") does an annual walkthrough with the Association along the conservation easements to inspect for any encroachments and several were identified. Owners were notified of these encroachments and the required remediation.
 - 5) Northshore (Heather Lane) to Ranch Place (Cutter Lane) Trail Connector. Ranch Place is coordinating with the Northshore HOA on a proposal to install a connector trail from Heather Lane across the wetlands to the existing gravel path leading to Cutter Lane. Ranch Place HOA blocked an old "pirate" path that went through that area accessed by an empty Northshore lot. The old trail went across Ranch Place HOA property behind the Ranch Place homes on Remington Lane daylighting on a dangerous Cutter Lane curve with no cross walk. The proposed Northshore trail would connect to the existing Cutter Lane crosswalk near the Ranch Place mail kiosk. No definite plans have been made for this connector trail yet.
4. **CC&R Enforcement.**
 - a. **Short term rentals.** Property rentals must be for 30 days or more. Ranch Place is a residential neighborhood, not a resort community. Since legal action was taken a couple

of years ago against an owner who was doing nightly rentals, this practice has ceased.

- b. RV's/Boats/Trailers. The Board clarified the definition of an RV last year for all the van-type vehicles popular now. As long as the van is the normal van width, without push out sides and is no longer than 24' 6", it is considered a van, not an RV.
- c. Trashcans. Please put your trashcans out the night before of the morning of collection and bring them in the same day of collection.
- d. Storage Sheds. Stand-alone sheds are not allowed. An addition to the home that matches the existing home that is used for storage is acceptable but must be reviewed by the Architecture Committee for approval.

5. **Financial.** Doug gave the report. He reviewed the HOA's cash assets and the 2022 budget including the operating, improvement, and reserve, income and expenses. The HOA has a healthy balance sheet. Improvements for next year include the tree/shrub installation at the open space at Ranch Place road and Cutter Lane and the tree installation along the north/south connector trail to provide more privacy to the owners adjacent to it. Reserve costs include playground mulch installation and the new swing at Cutter Lane Park. A reserve study will be done in 2022 by a professional reserve study firm.

6. **President's Report.** Doug thanked Rick and Ramsey for serving with him on the board. He noted that Ranch Place was a great neighborhood to live in.

7. **Homeowner Forum.**

- a. Halloween Event. An owner suggested an HOA Halloween event next year. The Board will consider this next fall.
- b. E-bikes. There was a discussion about e-bike speed on the trails through the neighborhood. The HOA has been in contact with Snyderville Basin Special Recreation District (SBSRD) about this concern. SBSRD has installed "Caution – Slow" signs near Browning Court Park. Several neighbors were going to contact SBSRD and other community trail leaders about this concern to identify ways we might be able to slow down these riders.
- c. Cutter Lane Speeding. Several owners want to revisit traffic calming. They would like to see medians like the ones installed in Sun Peak on Cutter Lane. Summit County did a traffic study in Ranch Place a few years ago and did not find that speeding met their threshold for specific traffic calming measures except a raised crosswalk. The neighborhood was disappointed in this outcome. The HOA can ask the county to perform another traffic study during the summer when more traffic can be measured. Ernest Oriente and Paul Huish volunteered to work on this effort.

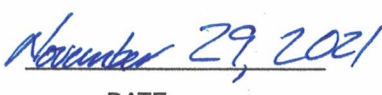
8. **Election of One Trustee.** Doug Ogilvy will continue to serve in his board position until the 2022 Annual Meeting and Rick Hovey will continue to serve in his board position until the 2023 Annual Meeting. Ramsey Madsen's board position is up for election this year. He is willing to serve another term. The board member election will take place at the reconvened meeting on December 6, 2021.

9. **Adjourn.** The meeting was adjourned at 8:25 pm.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.


SIGNED NAME


PRINTED NAME


DATE