

RANCH PLACE HOA ANNUAL MEETING
November 17, 2022
Keller Williams Office
6 p.m.

1. **Call the Meeting to Order.** The meeting was called to order with Board members Douglas Ogilvy and Rick Hovey in attendance. Ramsey Madsen could not attend.
2. **Establish Quorum.** 15 properties were represented in person and there were 19 proxies for a total of 34 members represented (see attached roster). A quorum was not met because 51% of Ranch Place owners, or 116 properties, must be represented for a quorum. The annual meeting was continued to a virtual meeting to be held on December 1 at 5 pm. The meeting proceeded as an informational meeting.
3. **Utah Open Lands Presentation.** The Board wanted to reinforce the Conservation Area protection requirements to owners with presentations from representatives from Utah Open Lands and the Swaner Preserve since Ranch Place abuts many such areas. The Ranch Place CC&Rs section 2.2 says: "The Conservation Areas shall remain as open space. No improvements of any kind may be constructed or maintained in these Conservation Areas." Each year Utah Open Lands (the organization that manages the Ranch Place Conservation Areas) inspects the Conservation Areas around Ranch Place for encroachments. The HOA, in turn, has maintenance and enforcement responsibilities for these areas. Some Ranch Place owners have encroached into the Conservation Areas and these encroachments have been addressed by the HOA with these owners.
 - a. Kayla Wakulich, UOL Stewardship Director, addressed the open space encroachments with the group. She reminded owners that a conservation easement is a legal and binding contract to protect the wetlands in perpetuity. Wetlands are a critical habitat to protect since they act like the kidneys of the planet. The wetlands are vital for birds. Some bird species can only reproduce in wetlands and currently, our wetlands are vulnerable. When the UOL team inspected the Conservation Areas over the past few years they have found that some owners had put landscape debris, patios, improved paths and lawn furniture in these protected areas. Any objects that are not natural to the wetlands effect its defenses. Kayla reminded owners that no mowing should be done in the conservation easement. The goal is to keep the wetlands alive. She presented a map from Nationalwetlandsinventory.com showing the variety of wetlands that surround Ranch Place. Each Conservation Area encroachment is reviewed and addressed individually.
 - b. Rhea Cone, Conservation Coordinator, at Swaner Preserve spoke about how Swaner Preserve protects hundreds of acres of wetlands that abut Ranch Place and hundreds of acres on the north side of I-80. Wetlands are rare in Utah. Only 1% of Utah is considered wetlands and of that 1%, the Great Salt Lake constitutes 75%. Rhea thanked the Ranch Place HOA for sending out Swaner Preserve information to the Ranch Place owners. She also asked owners not to put yard waste on the Preserve's property. The biggest financial expense and time spent this past year at Swaner was on weed control by hand weeding and using bio-controls. Once areas are weeded, they are reseeded. The Preserve is also doing stream restoration of the over 10 miles of streams located there. The fence is being replaced on the Highland side of Swaner. If an owner finds a downed fence on the Swaner perimeter, please let them know. There are beavers in the wetlands, and they are excellent partners in the effort to restore them. Someone asked

about controlling pot guts without poisoning them and Kayla said she could provide some guidance on this and could be a resource on a variety of wildlife protection issues. There was a discussion about handing out flyers at the HOA's social events and putting up some information at the mail kiosks about protecting our wetlands. The Preserve is willing to give Ranch Place owners a tour of the preserve.

- c. An email about some of these Wetland/Conservation Area issues will be sent out to all owners.

4. Committee Reports.

- a. **Social.** Doug Ogilvy gave the report. There were three major events this year – 2 parties with live bands and a back-to-school taco truck party at Browning Court Park. There was some discussion about reducing the cost of the social events. It was eventually agreed to continue with these events at the budgeted cost since they build community. Heidi would like help with these events. Anyone interested can contact her. Dumpsters are provided each spring for the neighborhood clean-up effort.
- b. **Architecture.** Gordy Mills gave the report. There were approximately 30 projects reviewed this year down from years past since the economy is slowing. Gordy reminded owners that all exterior changes including landscaping require Architecture Committee review. He also reminded owners that they should submit plans as early as possible. Another Architecture Committee member is needed. The Design Guidelines are part of the CC&Rs and need 67% of owners to agree to any changes. This makes updating the guidelines difficult. The CC&Rs were updated in 2016 to allow some contemporary roof pitches and materials.
- c. **Traffic Calming.** Doug Ogilvy gave the report. The County requires defined speeds and number of cars on the road to allow the installation of any type of traffic calming devices. There were two speed counters placed on Cutter Lane in July. The study found that the speeds on Cutter were not high enough to allow for any County traffic calming. In addition, the fire marshal is fairly emphatic to keep Cutter Lane free of traffic calming devices to allow for fire equipment access. Studies have found that you can reduce speeding by reducing the perceived width of the road. This is why the tree planting is planned along Cutter Lane at Ranch Place road.
- d. **Open Space/Trails.**
 - 1) Trail along Cutter Lane at the Ranch Place road. The trail was installed in 2021 paralleling Cutter Lane at Ranch Place road. Landscape plantings including trees and shrubs will be installed in 2023 and watered using drip irrigation.
 - 2) North-South Trail Connection to Swaner Perimeter Trail. This connector trail was constructed in 2021. Five willows were installed along the trail in 2022 to provide privacy for the owners adjacent to the trail.
 - 3) Snyderville Basin Special Recreation District (SBSRD) Trail at Browning Court. The HOA is working with SBSRD to move this trail a bit to the north to improve the line of sight there. Many e-bikers and walkers use this trail and there is concern about the speed of the e-bikes in that area and the bad visibility. Hopefully, the trail will be moved by SBSRD in 2023.

4. CC&R Enforcement.

- a. Reminder that short-term rentals are not allowed. Property rentals must be for 30 days or more. 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. You can have these vehicles in your driveway for 2 days for active loading, cleaning, etc.. 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, or 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.
- e. Storage pods are not allowed for long periods of time. Owners must get permission for their use for a defined period.
- f. Please take down political signs since the elections are over.

5. **Financial.** Doug gave the report. He reviewed the HOA's cash assets and the 2023 operating, improvement, and reserve budgets. The HOA has a healthy balance sheet. 2022 improvements were the new swing at Cutter Lane Park and playground mulch at both the Cutter Lane and Browning Court parks. The 2023 improvement will be the tree/shrub installation at the open space at Ranch Place road and Cutter Lane. This is the last large, planned improvement project in the near future and then funds will start to be added to the reserve fund each year.

6. **Homeowner Forum.** There was continued discussion about e-bike speed on the trails and streets throughout the neighborhood. This concern will be addressed in an HOA email to be sent to owners.

7. **Election of One Trustee.** Rick Hovey will continue to serve in his board position until the 2023 Annual Meeting. Ramsey Madsen will continue to serve in his board position until the 2024 Annual Meeting. Doug Ogilvy'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 1, 2022, at 5 pm.

8. **Adjourn.** The meeting was adjourned at 7:45 pm.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.


SIGNED NAME

Douglas Ogilvy
PRINTED NAME

12/1/22
DATE