

RANCH PLACE HOA ANNUAL MEETING
November 6, 2023
Keller Williams Office
6 p.m.

1. **Call the Meeting to Order.** The meeting was called to order with Board members in attendance: Douglas Ogilvy, Jodi Manwaring, and Rick Hovey.
2. **Establish Quorum.** 23 properties were represented in person and there were 16 proxies for a total of 39 members represented (see attached roster). 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 a virtual meeting to be held on November 16 at 5 pm. The meeting proceeded as an informational meeting.
3. **Committee Reports.**
 - a. **Social.** Heidi Ogilvy gave the report. There were two social events sponsored by the HOA this year with live bands and food. There was some discussion about reducing the cost of the social events by eliminating a band and using amplified music instead. It was agreed to continue with these events with an effort to reduce the cost since they build community and seem to be enjoyed by many. An event announcement will be posted at the mailbox next year before the events. Heidi asked anyone interested in helping her with these social events to kindly contact her. Ernest Oriente volunteered to help. Dumpsters are going to be provided in late May next year. \$5,200 was spent this year on dumpsters and is budgeted for next year. An owner wants to sponsor a neighborhood Turkey Trot on Thanksgiving. Heidi agreed to send out an evite with the details.
 - b. **Architecture.** Gordy Mills gave the report. 34 projects have been reviewed so far this year. Gordy reminded owners that all exterior changes including landscaping require architectural review. Owners should review the CC&Rs and provide the required Architectural Review forms early in their project's planning process, so the committee has time to review the information adequately.
 - c. **Traffic Calming.** Doug Ogilvy gave the report. Summit County paints the street crosswalks regularly now which is very helpful for the safety of pedestrians. Trees were planted along Cutter Lane this year as studies have found that you can reduce speeding by reducing the perceived width of the road using landscaping. A speed test was done last year and didn't show there was speeding on Cutter Lane. The County will only pay to install speed mitigation devices if speeding is documented. Ernest Oriente will work with the County to have another speed study done next summer on the straightaways on Cutter Lane instead of on the curves as has been done in the past.
 - d. **Open Space/Trails.** Rick gave the report.
 - 1) Conservation Easements surround Ranch Place. No improvements of any kind can be made in the conservation areas. Mowing, nor weed whacking, are allowed in these easements. An unimproved access trail to the easement area from a lot is allowed. Every spring Utah Open Lands (UOL) walks the easement to identify any encroachments. They cited a few issues of landscape debris dumping over the past years. Rick reminded owners not to put landscape debris on the easement. An owner asked if she could cut down thistles (considered noxious weeds) in the easement. These weeds can be removed without using

chemicals. Also, owners were asked to let the HOA know where they see weeds in the HOA's common areas so the landscaper can remove them.

- 2) Trail along Cutter Lane at Ranch Place (the road). The trail was installed in 2021 paralleling Cutter Lane at Ranch Place road. Landscape plantings including trees and shrubs were installed in 2023 and are watered using drip irrigation.
- 3) Trail behind Abilene Way, or South Boundary Trail. This trail was damaged when the ditch was enlarged to prevent flooding this spring. Next year it will be restored. A meandering trail will be installed instead of the existing straight one.
- 4) Browning Court Park Trail Crossing. Snyderville Basin Special Recreation District (SBSRD) started work to move this trail further north this week. The trail is being moved 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. The HOA would like to create awareness about e-bike speeding. An owner wanted signage installed where the Ranch Place trail breaks off the SBSRD trail to keep non-Ranch Place residents from using the Ranch Place trails. The Board will investigate installing some signage.
- 5) Corner of Cutter and Split Rail. UBB has left a mess including concrete and riprap on this corner. The area may need to be hydroseeded. Brenda will work with UBB to get this cleaned up.

4. CC&R Enforcement.

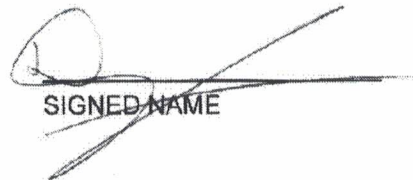
- a. Reminder that short-term rentals are not allowed. Property rentals must be for 30 days or more. Since legal action was taken a couple of years ago against an owner who was doing nightly rentals, this practice has ceased.
 - b. RV's/Boats/Trailers. The Board clarified the definition of an RV last 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. If 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. Do not mow or weed wack in the common area.
4. **Financial.** Doug gave the report. He reviewed the HOA's cash assets and the 2023 operating, improvement, and reserve budgets. The two major expenses in 2023 were for the irrigation and landscaping planting along Cutter Lane at Ranch Place (the road) and the flood mitigation work.

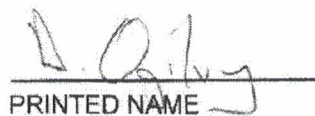
- a. Cutter Lane and Ranch Place Landscaping. The landscaping along Cutter Lane is the last large, planned improvement project. In the past 10 years, the HOA has installed a new entrance monument with additional landscaping, installed new mailboxes, resurfaced the trails, built a shelter in Browning Court Park, and installed new swings in Cutter Lane Park.
 - b. Flood Mitigation. The flood mitigation work this spring included clearing willows from the Ranch Place streams to allow the water to flow freely; and digging and lengthening a few ditches. The ditch south of Angus Court to Split Rail was extended, and a small ditch dug along Cutter Lane, near the west mail kiosk to channel any water flow into the ditch instead of onto Cutter Lane. The HOA installed a larger culvert and dug the ditch deeper to accommodate the culvert at the very back of Cutter Lane, or the East Boundary Trail. This work will provide much better flood protection in the future.
 - c. Dues Increase. The annual dues will increase to \$440 from \$385 which is a 14% increase to keep pace with inflation over the 3 years since the last increase (about 3-4% inflation per year). There shouldn't be a need to increase the dues for 2 or 3 years.
 - d. Repair Trail behind Abilene Way. \$10K is budgeted to repair this trail in 2024.
 - e. Build the Reserve Fund. The board's vision for the next few years is to build up the Reserve fund as noted in the Reserve Study done this year.
- 5. Fractional Ownership.** Doug discussed the fractional ownership CC&R amendment being recommended by the Board. Currently, transient lodging and nightly rentals are not allowed by the CC&Rs, but fractional ownership is not addressed. There were many positive comments by owners about wanting to pass this amendment to ban fractional ownership. A vote will take place by email soon.
- 6. New Business/Homeowner Forum.**
- a. Roofing. An owner told the group that he was happy that he had paid for a roof inspection because that inspection resulted in his insurance company paying to re-roof his house because of the documented roof damage from the harsh winter.
 - b. Yard Signage. Several owners complained about signs they felt were offensive. The Board has discussed this concern. The CC&Rs only allow certain types of signs (i.e., For Sale Signs and construction company signs) without HOA approval. The HOA will send a note to these owners about taking down these signs.
 - c. HOA Manager Retiring. The HOA manager will be retiring and has asked the board to update her contract to allow her to assign her contract to another company she finds and trains to take over.
 - d. An owner asked if salt could be applied to the walkways at the mail kiosks. Ideas on how to keep owners from driving up onto the sidewalk and creating packed ice when parking to pick up mail was discussed with no firm resolution other than striping for parking off the sidewalk.
 - e. Engineering Study of Ranch Place Water Flow. One owner requested that the HOA do an engineering study of the water flow in Ranch Place. Water filled their basement this spring and they want to find out why this happened and what can be done to prevent it from happening again in the future. The Board will consider their request.
- 7. Election of One Trustee.** Doug Cherry has volunteered to run for the one open board position currently being vacated by Rick Hovey since his term is ending. Jodi Manwaring was appointed

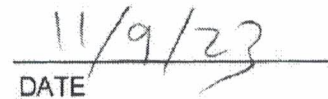
to the board recently when Ramsey Madsen resigned. Her board position must be approved by the members to serve the remainder of this open term until the 2024 annual meeting Doug Ogilvy will continue serving on the board until the 2025 annual meeting. The board member election will take place at the reconvened meeting on November 16, 2023, at 5 pm.

8. Adjourn. The meeting was adjourned at 8 pm.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.


SIGNED NAME


PRINTED NAME


DATE

RANCH PLACE HOA RECONVENED ANNUAL MEETING
November 16, 2023
By ZOOM
5 p.m.

1. **Call the Meeting to Order.** The meeting was called to order with Board members Douglas Ogilvy, Jodi Manwaring, and Rick Hovey in attendance.
2. **Establish Quorum.** 6 properties were represented in person and there were 20 proxies for a total of 26 members represented. A quorum was met at this reconvened meeting with the proxies provided and those members in attendance.
3. **Election of One Trustee.** Jodi Manwaring was appointed to the board recently when a board position was vacated. She is nominated to serve the one year remaining in this term until the 2024 annual meeting. A vote was taken, and Jodi was elected unanimously. Doug Cherry was nominated for a three-year board position. Doug Ogilvy asked if there were any other nominations. There were none. A vote was taken, and Doug Cherry was elected unanimously.
4. **Fractional Ownership Amendment.** This amendment should be sent to owners soon for a vote by email.
5. **Thank you, Rick Hovey.** Doug Ogilvy thanked Rick for his three years of service on the board. His help was greatly appreciated.
6. **Adjourn.** The meeting was adjourned at 5:05 pm.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.



SIGNED NAME

1/5/23
DATE



PRINTED NAME