

MOUNTAIN RANCH ESTATES ANNUAL MEETING
NOVEMBER 8, 2012
7:30 P.M.

1. The meeting was called to order with the following board members in attendance:

Jerry Abate
Jay Hess
Patricia Kempton
Rob Millard
Sharon Mardula

2. **2012 Accomplishments.** Jerry Abate reviewed the 2012 Accomplishments. The Board has been very active and meets every 6 weeks. They have addressed a number of issues that the board feels very strongly about.
 - a. There have been some issues with the County issue on the Trailside Drive island construction. Potholes were created on both sides of the new island. The County came back and did some work to remedy the pothole problem. The Traffic Calming project is now complete.
 - b. They HOA asked the owner adjacent to the common area at the bottom of Mountain Ranch Drive off Old Ranch Road to clean up the piles of timber, manure, oil barrels and other debris. He removed 90% of the debris after a second letter was sent. The HOA spent \$500 to get the rest of the debris cleaned up.
 - c. Some property owners along Old Ranch Road were using the MRE common area for four wheeling so the Board sent two of the owners a letter asking them to stop this practice. Posts and a chain were installed along with signage stating "NO TRESPASSING".
 - d. The corners of Mountain Ranch Drive and Trailside Drive were improved with the construction of small rock retained flower beds. Landscaping these corners is scheduled for next year.
 - e. Improvement to the Mountain Ranch entrances continued this year with more plantings.
 - f. The Board pursued removing the numerous dogs living at one residence by working with Animal Control. The Board plans to work on changing the CC&R's to limit the number of dogs allowed at a residence to four. A fine policy for CC&R violations is also in the works.
 - g. The damaged trail bridge was repaired.
3. **Financial Report.** Jay Hess gave the Financial Report. The accounts receivable is zero. All the annual dues were collected this year. More of the HOA funds were moved into the Reserve account bringing the current total to \$33,000. The Board's goal is to have \$50,000 to \$60,000 in the Reserve account. The dues may be reassessed in a couple of years once the reserve has been met. Jay then reviewed the 2012 income and expenses. There was some bad debt written off on a home that went into foreclosure this year.
4. **2013 Goals.** Jerry Abate reviewed the 2013 Goals. They include:

- a. Continue to building Reserve with a target of one year of homeowners' dues.
- b. Re-cutting of lower part of MRE Trail
- c. Planting/landscaping and irrigation of four corners of Mountain Ranch Drive
- d. Development of a Common Space violation policy
- e. Beautification of Trailside Drive shoulder from Old Ranch Road to Mail Boxes
- f. Development of a 5 year Capital/Maintenance Plan
- g. Coordinate repair of sections of side walk with Summit County
- h. Improve the irritation to trees in the common space

5. Board of Trustees Election. Jerry Abate was re-elected to the board for a three year term. Patricia Kempton, Rob Millard, and Jay Hess have another 2 years to serve in their board positions. Sharon Mardula has another year to serve in her position.

6. New Business.

- a. Setting up a neighborhood glass recycling program was discussed. The consensus was that owners should take their glass recycling to the Park City Recycling Center.
- b. Someone suggested putting up signs indicating that the MRE trails are private trails.
- c. Owners complimented the landscaping work that has been done.
- d. Owners are responsible for plowing the sidewalk at the front of their properties

7. Meeting adjourned. 9 p.m.

THESE MINUTES WERE TAKEN BY BREND LAKE.

NAME

DATE