

DRAFT

***MOUNTAIN RANCH ESTATES HOA ANNUAL MEETING
NOVEMBER 10, 2010
TRAILSIDE PARK ROOM
7:30 P.M.***

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

Jerry Abate
Michele Morris
David Dowie
Jay Hess
Elaine Murray (by proxy)
2. A quorum for the annual meeting was established with 35 proxies and 18 members in attendance. The 2009 Annual meeting minutes were reviewed. A motion was made to approve the minutes and it was seconded. The minutes were approved unanimously.
3. **Summary of 2009** - David Dowie gave the report.
 - a. The HOA hired a management company. David introduced Brenda Lake, the new property manager.
 - b. The HOA's finances have improved. By raising the 2010 dues, there will be some funds left in the checking account at the end of the year.
 - c. The west Mountain Ranch Estates entrance has been improved. David thanked Jane Morrison, Sharon Mardula, and Michele Morris for helping design and complete the installation of the improvement to the west entrance.
 - d. The HOA moved forward with traffic calming on Trailside Drive. The board has been working with Summit County on traffic calming issues for four years. There were serious speeding issues on Trailside Drive. Summit county installed the traffic calming median this fall and the HOA will landscape it next spring. Another median is being considered for installation next spring.
 - e. The HOA hosted its 2nd annual block party. Many owners attended. David thanked all the Mountain Ranch Estates owners who helped organize the party.
 - f. Elaine Murray's board seat is open for election. David thanked Elaine for her three years of dedicated service.
4. **Finances.** Jay Hess, treasurer, reviewed the 2010 budget versus the actual 2010 costs.
 - a. The actual 2010 income was not what was anticipated for two reasons - -three owners have not paid their 2010 annual dues and some 2010 annual dues had to be collected in 2009 to pay for HOA expenses at the end of 2009. The HOA has gone from a deficit at

the end of last year to having some funds left over at the end of this year. The Board anticipates having \$3000 in the checking account at the end of the 2010.

- b. Christmas lights were installed at the west entrance.
- c. A lot of sprinkler repairs were made along with improvements to the sprinkler system.
- d. The west entrance was improved with rock retaining walls, landscaping, painting and improved lighting. The Board is considering improving the east entrance next year.
- e. The HOA put \$6,000 toward the Trailside traffic calming project. At least one more median is planned. The county spent \$12,000 on the new median.
- f. The Board wants to build up a reserve fund. A neighborhood of this quality should have \$40,000 to \$50,000 set aside in a reserve fund. The goal is to set aside 10% of the annual dues for the reserve fund each year until it is built up to an acceptable level.

5. **Goals for 2011** – Report given by David Dowie. The board is working on the following for next year.

- a. An adequate reserve fund.
- b. Improve the east entrance.
- c. Continue to assist the County with the traffic calming project.
- d. Plan a block party to top this year's.
- e. Support a community garage sale.
- f. Produce a member's directory. Elaine Murray has volunteered to work on this project.
- g. Work with the community, school district and county to improve the safety of the bus stop.

6. **Proposed CC&R change.** There are currently nine vacant lots in Mountain Ranch Estates. The CC&R's currently allow for two tiers of dues. One tier for lots with homes and one for vacant lots. The vacant lot owners pay 25% of the annual dues paid by the owners of lots with homes built on them. The board is proposing to equalize this so that all Mountain Ranch lot owners pay the same amount. The following information in ballot form was sent to all Mountain Ranch Estates owners.

"The Mountain Ranch Estates Board of Directors believes that lot owners with or without a completed residence in Mountain Ranch Estates benefit equally from the maintenance and improvements completed in Mountain Ranch Estates, which are funded through the Annual Assessment, and therefore should pay an equal assessment amount. Therefore, it is proposed to change Section 6.3.1 (c) of the Declaration of Covenants, Conditions and Restrictions for Mountain Ranch Estates from:

Section 6.3.1 (c) Each Lot shall be assessed an Annual Assessment of twenty-five percent (25%) of the Association Membership Assessment until the earliest of (i) the completion of a Residence on the Lot. Thereafter the Annual Assessment for the Lot shall be an amount Equal to the Association Membership Assessment.

To: Section 6.3.1 (c) Each Lot with or without a completed residence will be assessed an Annual Assessment Equal to the Association Membership Assessment.”

To amend the CC&R's, 67% of eligible voters need to approve the change. There are 77 eligible voters so 52 votes are required to amend the CC&R's. With the ballots received prior to the meeting and during the meeting, there were 57 “for” and 2 “against” the change. The CC&R amendment was approved.

7. **2011 Budget.** Jay Hess, treasurer, reviewed the 2011 budget. The income shown in the budget is based on 100% of the dues being paid. Anticipated expenses are based on history and educated estimates.
 - a. There was an increase in the budget for area cleanup as a result of requests by owners to keep gravel off the sidewalk.
 - b. Many owners were happy with the Christmas lights that were recently installed. After input from those in attendance, the Board plans to install more next year.
 - c. The Board has a goal to set aside 10% of the annual dues for a reserve fund.
 - d. The board proposes to raise the dues 5% to \$835 per lot per year. There was one owner that did not want to see dues increased during these financial times.
 - e. The proposed landscaping projects include landscaping the new median and the east entrance.
8. **Dues Increase** – Jerry Abate discussed the proposed dues increase of 5%. The Board feels this is the right thing to do to accomplish the planned landscaping projects next year and to begin to build a reserve.
9. **Board of Trustee Open Seat Election** – Elaine Murray is vacating her seat on the board after serving for three years. Sharon Mardula was nominated to serve on the board. There was motion to elect Sharon Mardula to the board. It was seconded and approved unanimously.
10. **Adjournment** – A motion was made and seconded to adjourn the meeting at 9:15 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

SIGNATURE

DATE