

MOUNTAIN RANCH ESTATES HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
TRAILSIDE MEETING ROOM

December 6, 2017

6 p.m.

1. **Welcome.** The meeting was called to order with the following board members in attendance: Thom Brown, Michelle Bittle, and Mickey Furshman. Mary-Lou Smulders and Robert Luke could not attend.
2. **Establish Quorum.** A quorum was not met but per the by-laws a motion to adjourn the meeting was made, seconded and approved unanimously. Since the required 20% of members were represented at the annual meeting with the proxies and property owners in attendance, the meeting was called to order. The owners in attendance shared their names and home addresses
3. **2017 Recap.** HOA President, Thom Brown gave the report. He thanked Brenda Lake for her work as the HOA administrator and the Landscaping Committee for their work on the landscaping at the subdivision entrances.
4. **Finances.** Brenda Lake gave the report by reviewing the following information.
 - a. Current Balance sheet.
 - b. 2016 projected income and expenses and 2017 budget and projected income and expenses. The annual dues will remain the same at \$625.
 - c. The current Reserve Fund balance of \$46,000 is considered adequate.
 - d. 2018 Budget. Anna Graf commented that the entrance fences should be re-stained in the spring. There was motion to approve the budget, it was seconded, and approved unanimously.
5. **Committee Reports.**
 - a. **Architectural Review Committee (ARC).** ARC Members are: Janet LaPine, Lydia Kluge, and Gregory Toth (replaced Chris Murray). Alternates are: Bruce Taylor and Jay Brady. Greg Toth gave the report.
 - 1) Reminder: All exterior improvements must be reviewed by the ARC including re-painting a home the same color, re-roofing, landscaping, trampolines, play-sets, etc.
 - 2) There were many completed ARC projects this year. A written report of the projects was submitted as follows:
 - 6150 Trailside - New Roof and PV Solar
 - 5695 Aidan - Deck Railings

- 5850 Mountain Ranch - Move driveway, install play-set, re-paint, landscaping, pool removal
 - 5840 Mountain Ranch Drive - Landscaping
 - 6030 Mountain Ranch - Landscaping
 - 5800 Mountain Ranch - Landscaping & Addition
 - 6105 Mountain Ranch - Exterior Re-painting
 - 5864 Mountain Ranch - Exterior Re-painting
- 3) Approved Projects currently in process are:
- 6075 Trailside - New Home Construction
 - 6010 Mountain Ranch - Flagpole and PV Solar
 - 6110 Mountain Ranch - Fence Re-staining
 - 5864 Mountain Ranch - Re-roof (partial) and PV Solar
- 4) There were a couple of comments by owners about ARC reviews. One owner requested that the HOA notify owners when projects are approved. There was another comment that all projects should be reviewed by the immediate neighbors before they are approved.

- b. **Landscaping Committee.** No Landscape Committee member was in attendance, so no report was given. Thom Brown volunteered to store the Xmas decoration instead of paying a storage fee to store them offsite.
- c. **Social Committee.** Jane Brown will be chairing the Social Committee. There are plans for spring and fall social gatherings. There is \$600 in the budget for this.

6. **Board Members Election.**

- a. Introduction of Nominating Committee's Nominee – Thom Brown
- b. Election of Board Members. A motion was made to elect Thom Brown to the board. The motion was seconded and approved unanimously.

7. **New Business.**

- a. Internet. There has not been an active committee recently, but owners want internet options investigated again since there may be more options available now. Scott McGuire and Jacqie Soechtig volunteered to work on this committee.
- b. Lot 60, 6015 Mountain Ranch Drive Land Swap. See attached exhibit. MRE members will vote on whether to allow this land swap by email. A straw vote was taken as to the favorability of the land swap and 100% of those in attendance would approve the proposed land swap.
- c. Trevor Adrian asked about the easement next to his house that needs to be re-seeded since two owners used it this summer to access their properties to complete large landscaping projects. The two owners that used the easement have agreed to re-seed it properly. There was a comment that if owners want to use the open space to access their properties, they should pay a deposit.

8. Adjourn. A motion was made to adjourn the meeting, it was seconded, and approved unanimously. The meeting adjourned at 7 p.m.

APPROVED.

MICHAEL FURSHMAN

PRINTED NAME



SIGNATURE

4/25/18

DATE