

MOUNTAIN RANCH ESTATES HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES

TRAILSIDE PARK MEETING ROOM

NOVEMBER 6, 2014

7:30 p.m.

1. **Welcome.** Anna Graf, current president, welcomed owners to the meeting with the current Board members Patricia Kempton, Anna Graf, Tanya Fleischer, and Derek Smith in attendance. Curtis Kimble, the HOA attorney, was also in attendance.
2. **Establish Quorum.** A quorum was established with 30 properties represented by owners in attendance and 34 proxies.
3. **2014 Recap** – Anna Graf gave the 2014 recap as follows:
 - a. Anna welcomed old and new residents to the meeting.
 - b. Last year a number of cracked sidewalks were replaced by the county and this year the rest of the really bad ones were replaced.
 - c. The Board had two major goals this last year. The first goal was to reduce the annual dues and the second was to continue to pursue better Internet service for the community. This year other neighborhoods were included in the negotiations with the Internet service providers. The board had hoped that by joining with other nearby neighborhoods, the HOA might have a better voice in negotiations. Some of the potential service providers required that all the neighborhoods agree to any proposed contract to provide an enhanced bulk service agreement. The proposed cost from all options is still very expensive at this time or requires adoption of cable TV in the case of Comcast, which is not deemed desirable. There is hope that with two new communities being developed near Mountain Ranch Estates, service providers will have more incentive to install fiber optics at a more reasonable cost in the future. An Internet Service Committee will be formed to continue this effort.
 - d. There were two social events this past year – a summer picnic and a gallery stroll on Main Street. The Board hopes to sponsor more social events next year.
 - e. With extensive review of the HOA funds on hand, the Board decided to lower the annual dues to \$625 for 2015.
 - f. Private trail signs were installed at trail entrances as a result of the increased user traffic due to the larger mountain bike park and the new trail connection to Round Valley. The mountain bike traffic and loose dogs have decreased since the signs were installed.
 - g. The effort to continue improving the landscaping continued this summer. This work included: removing the transportation burlap on root balls from a number of trees that was incorrectly left on the root balls when the trees were planted; irrigation improvements; and wire fencing was installed around trees to protect them from the wildlife. There was a focus on water usage this year. Only 79% of water available was

used this year through Diana Hammock's efforts to monitor the water use. Diana Hammock volunteered to do all the flower bed maintenance and Rich Meeboer cut back the native grasses as needed. Anna thanked them for their efforts. The board and the owners thanked Diana for her incredibly hard and tireless work on the Landscaping Committee. Diana welcomed people to sign up for the Landscaping Committee.

- h. The Board responded to CC&R complaints/comments from owners and would like to see enforcement actions applied to the entire neighborhood. One owner suggested that residents should try to talk to their neighbors when they see a CC&R violation rather than complaining to the board. It was noted that some neighbors are not comfortable talking to their neighbors about these issues. The Board keeps a paper trail on CC&R violation issues whether by email or letter rather than phone calls for proper record-keeping purposes.
- i. There is an Enforcement Policy in place that states if a CC&R violation is substantiated, a notice is sent to the owner. After 14 days, if there is still a violation that has not been remedied, another notice is sent and if the violation has not been remedied 14 days later, fines begin.
- j. There were two new home builds this year on Aidan court. Another new home construction is planned in the neighborhood but has not broken ground yet. There have been some building process conflicts discovered within the CC&Rs, Bylaws, and ARC Guidelines. The legal counsel has advised the Board that the CC&R's override the ARC guidelines. The CC&R's, Bylaws, and ARC guidelines need to be reviewed so a committee will be formed for this effort. The original By-laws were written to require 3 board members instead of the 5 currently on the Board. The 2007 annual meeting vote to increase the board to 5 members instead of three was never recorded officially as an amendment to the By-laws.
- k. The Board believes the Architectural Rules are ambiguous and the Board has had to spend a lot of time on the architectural reviews this year. The improvements to these documents shouldn't go too far to the other extreme to be too restrictive.
- l. There was a reminder that volunteers are needed for the following committees: Social Committee, Landscaping Committee, CC&R Review Committee, ARC Committee, and Internet follow-up Committee.

4. **Finances** – Anna Graf

- a. 2015 Budget – Anna reviewed the 2014 anticipated income and expenses versus the 2014 budget. She reviewed the 2015 budget. Highlights included reducing the dues from \$835 to \$625 in 2015. The 2015 landscape expenses remain similar to this year's. There has been damage to trees from voles and deer. Wire fencing was installed around a number of trees this year. Trail maintenance and tree fertilization take place every other year so these expenses are shown in the 2015 budget.
- b. Balance Sheet was reviewed. There is \$59,235 in the checking account and \$45,900 in the savings account or Reserve Fund. The balances are high because the Board thought that funding may be needed to install the required equipment to provide bulk internet

service to the community. There was a lively discussion about whether these balances should be increased or decreased. The Board will revisit this issue.

- c. Reserve Budget. Anna reviewed the reserve budget that is required by state law. The Board would like to establish a long-term vision in the future.

5. Board Members Election.

- a. At the annual meeting in November 2013, three new board members were elected - David Teasley, Tanya Fleischer and Anna Graf. Patricia Kempton and Paul Martin were to continue to serve out their terms. Board positions are three-year, staggered terms as outlined by the by-laws. David Teasley resigned in April 2014 and Paul Martin resigned in June 2014. An email was sent out to the HOA members asking for volunteers to serve in an open board position with Derek Smith being the only MRE member to volunteer. The board was not able to meet to discuss which open position to which he would be assigned until September. At that meeting in September, the Board agreed to assign Derek to Paul Martin's position which ended in 2014. Even though the by-laws do not specify how board member appointments are determined, the Board felt that assigning him to the term that ended this year was the best course of action so that the HOA members had a opportunity to elect him to the board themselves. The appointment process will need to be clarified in the CC&R revision. A lively discussion with the community followed. Anna Graf is the only current board member to remain on the board. Patricia Kempton's term is up and Tanya Fleischer is stepping down from her term early.
- b. Introduction of 2015 Nominees – The following nominees were given an opportunity to speak to the members for 3 minutes. The nominees Cliff Soechtig, Shawn Hassel, Derek Smith, Cathy Campbell, Janet LaPine, Elaine Murray, and Barbara Huggins each spoke.
- c. An election was held by secret ballot for the four open board positions. The new board members elected are: Barbara Huggins, Janet LaPine, Cathy Campbell and Shawn Hassel.

6. Members' discussion.

- a. Break-ins in neighborhood were discussed. Lisa McGuire provided the information she had received from the sheriff.
- b. Trails. The trails were presented and approved as private trails when the Gilmore development (Stoneridge) was proposed. The trail route in that open space does not join our trails. The new private trail signs appear "snooty". Residents commented that they like mountain bikes and horses on these trails. Various neighbors expressed a concern by not allowing public use? For example, Glenwild allows public access to its trails.
- c. The improved landscaping has been done in incremental steps and owners would like this to continue. Owners like access to trails and having the elk wander the community.
- d. It was suggested that there should be more social activities to get to know neighbors. Maybe people are less likely to sue their neighbors if they know them.

- e. A directory for the neighborhood was discussed. Maybe electronic publication is the way to get this out to owners. This would provide a way to contact owners if there is an emergency.
- f. Newsletter updates were suggested.
- g. There was a suggestion to beautify Trailside Drive with curbing and rock. Diana is waiting to hear back from county on crushed rock for the shoulders of the road.

7. **Adjourn.** The meeting was adjourned at 10:10 p.m.

APPROVED.

Anna Graf
PRINTED NAME

11/22/14
DATE

[Signature]
SIGNATURE