

MOUNTAIN RANCH ESTATES HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
TRAILSIDE MEETING ROOM

November 19, 2019
6 p.m.

1. **Welcome.** The meeting was called to order with the following board members in attendance: Robert Luke and Mickey Furshman. Michele Bittle has recently resigned from the board.
2. **Establish Quorum.** A quorum was met with 7 proxies and 23 owners in attendance. 30 owners were represented so the required quorum of 27 was met.
3. **2019 Recap.** HOA President, Mickey Furshman, gave the report. Some of the accomplishments for the year include: re-graded portions of the trail in the community, completing a land swap between an owner and the HOA to resolve a landscaping issue, rebuilding the sprinkler system to reduce water usage and cost, installing some new wildlife friendly landscaping, recording an easement for landscaping on the corner of Mountain Ranch Drive and Trailside Drive, and excavating the drainage ditch located in the open space between the upper and lower Mountain Ranch Drive loop. Mickey thanked Anna Graf for installing the Holiday decorations again this year and the Landscaping Committee for all their hard work.
4. **Finances. Mickey Furshman** gave the report by reviewing the following information.
 - a. A current Balance Sheet, 2018 income and expenses, and 2019 budget and projected income and expenses were provided for review to those in attendance.
 - b. The current Reserve Fund balance of \$46,000 is considered adequate.
 - c. 2020 Budget. Mickey noted that the annual dues would remain the same at \$625 per year. He reviewed some of the projected 2020 costs. There are more funds in the budget to spray noxious weeds in the 95 acres of common area. Funds were added to the budget for more frequent trash pickup and sidewalk sweeping. The budget includes funds for fire hydrant snow clearing. There are funds in the 2020 budget to repair the 3-wire fence that runs around the west and south perimeter of the community. Any barbed wire in the open space will also be removed when this work is done.
5. **Committee Reports.**
 - a. **Architectural Review Committee (ARC).** Current ARC Members: Gregory Toth. Anna and David Teasley.
 - 1) Greg Toth reported that there were 10 ARC projects reviewed this year.
 - 2) A list of ARC approved projects can be found on the HOA's website.

- b. **Landscape Committee.** The Board thanked Gail Teasley and Jane Morrison for all their hard work on the MRE landscaping.
- c. **Social Committee.** There is \$2,500 in the 2020 budget for Social Committee events. A volunteer to chair the committee was requested. There were no volunteers.

6. Board Members Election.

- a. The Nominating Committee nominated Jeremy Ginsburg, John Plavan, and Greg Toth as candidate for the board. There are two open positions for election as Robert Luke's board position is now open for election along with Michelle Bittle's. Micky Furshman will continue in the 3rd year of his 3-year term. There was some discussion by the members about the desire to have a 5-member board instead. The By-laws allow for a Board composed of a minimum of 3 members to a maximum of 5-members. The current Board members like a 3-member board as it is easier to schedule meetings and to take care of business. A vote was taken, and most of the members voted in favor of maintaining a 3-member Board. Jeremy Ginsburg offered to remove himself from the candidate slate so the 2 remaining nominees, John Plavan and Greg Toth, were elected to serve on the board after speaking on their interests in serving the community. The newly elected board members will decide at the first board meeting who will serve a 2-year term and who will serve a 3-year term, so the terms are staggered.
- b. Joy Furshman and David Teasley will remain on the Nominating Committee.

7. New Business.

- a. There was some discussion regarding the ongoing horseshoe damage to trails. This damage occurs when horses use the trails when wet. The Board sent a letter this year to property owners adjacent to MRE asking them to be respectful of the MRE trails by not riding horses on them when they are wet. Horseback riders do have a right to use the neighborhood trails. This is an ongoing concern for the community.
- b. There was some discussion regarding the poor condition of the Trailside Drive road shoulders. Maintaining the shoulders of the road is the responsibility of Summit County. The HOA investigated doing shoulder repairs in the past and the cost is very prohibitive. As the HOA does not have expertise in road shoulder maintenance, there were concerns on how the HOA would attempt to do this type of work. The HOA will request that the County improve the maintenance of the road shoulders in the spring.
- c. Mickey Furshman raised the idea of constructing a swimming pool at the basic pool construction cost of \$120,000. This cost would not include fencing or landscaping. Owners were given an opportunity to speak regarding the idea. Owners noted they were happy with the neighborhood the way it is, enjoying its beauty and surrounding open space. It was noted that owners could join a swimming pool elsewhere as they did not want to bear the cost of a pool they wouldn't use. There was a comment that Park City is not the optimal climate for a pool. A vote was taken, and the large majority did not want an HOA pool constructed. Then, the idea of establishing a gathering place

with picnic tables and benches was discussed. A vote was taken, and a majority did not want the HOA to pursue installing a gathering area.

8. **Adjourn.** A motion was made to adjourn the meeting, it was seconded, and approved unanimously. The meeting adjourned at 7:30 p.m.

These minutes were taken by Brenda Lake.

APPROVED.

Michael Furshman

PRINTED NAME



SIGNATURE

November 21, 2019

DATE