

**MOUNTAIN RANCH ESTATES HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**AGENDA**

November 15, 2022  
Trailside Elementary School  
7 pm

1. Welcome by the Board. (Ashley Behncke- President, Lisa Hauser, Greg Toth)
2. Establish Quorum. A quorum was met with 13 proxies and 14 owners in attendance at the meeting. See attached attendance roster. A quorum is 33% of owners or 27. Everyone attending the meeting introduced themselves.
3. Committee Reports
  - a. Architecture Review Committee (David Teasley, Jerry Abate, Daniel Keating) – 6 projects reviewed this year, painting, two new homes under construction, remodel/addition, and deck railings. Jerry Abate noted that all the reviews had gone well this year.
    - 1) Jerry discussed the ongoing Trailside shoulder drainage project developments. The Architecture Committee has met with several contractors and the Summit County Engineering Department on how to proceed with resolving the poor drainage issue on the north side of the Trailside Drive shoulders. The Board has allocated \$30K to this project in 2023. Contractors keep parking on the shoulder causing ruts and then water to pool. This area is unattractive. The plan is to create a swale along the shoulder of the road and fill it with rough cut rip rap rock to deter parking and promote proper drainage. The Committee will continue working toward having this work done in 2023.
    - 2) Attendees were reminded vehicles can only be parked on improved areas such as driveways. Street parking or parking on the shoulder of the road is not allowed
    - 3) The Committee has investigated decorative fencing along Trailside Drive to improve the aesthetics of the MRE entrance corridor. The fence concept and installation plan were presented to owners for comment. See attached. The Committee will continue to review this project.
  - b. Landscaping (Jane Morrison, Gail Teasley) – Jane Morrison thanked Gail Teasley for her help with the Landscaping Committee. It is challenging to grow plants in our climate so much oversight and effort is required. This year additional perennials were planted to replace those that didn't thrive. The Committee is happy with the contractors they work with.
  - c. Trails (Jane Morrison, Jerry Abate). This year the MRE trail was re-treaded at a cost of \$8,880. The 2023 Operating Budget includes \$2,000 for cutting the grass back along the trail and spraying for weeds. The 2023 Reserve Budget includes \$1,000 for trail maintenance work.

- d. Social (Daniel Landis, Michele Luke). Daniel kindly hosted a very successful neighborhood party in 2021 and has volunteered to organize a neighborhood social event in 2023. There is \$2,500 in the 2023 budget for this event.

4. Finances. Brenda Lake gave the report and reviewed the following:

- a. Current Cash Assets
- b. 2022 Profit and Loss
- c. Reserve Fund. The Reserve Fund is for the maintenance of HOA assets with a useful life between 3 and 30 years as required by state law. The HOA has identified the reserve components, their cost, useful life, and reserve fund savings needed. \$6,000 was added to the reserve fund in 2022 and will also be added to the fund in 2023. This year's trail re-treading cost was paid from the Reserve Fund.
- d. Improvements this year included upgraded street signs and improved irrigation at the mail kiosk flower bed.
- e. 2023 Budget

5. Board Members Election - Lisa Hauser and Ashley Behncke will continue to serve the second year of their 2-year terms. Greg Toth's board term has ended but he is willing to be elected to the board for another 2-year term since the Nominating Committee was unable to find another board candidate. Nominations to the board were requested at the meeting and none were offered. Greg Toth was presented as the board candidate and elected to another 2-year term.

6. Continues and New Business.

- a. UBB – The fiberoptic installation was completed in 2021 and the disturbed open space areas seeded the fall of 2021. Follow-up seeding was done in 2022. This fall, UBB raised a section of the berm along Trailside Drive that had been lowered by heavy equipment use during the fiberoptic installation. Additional seeding is planned this fall.
- b. When the new street signs were made, it was noted that the street name for Aidan Court had been spelled incorrectly over the years as Aiden. The post office is in the process of correcting this and once this is done, MRE owners that live on Aidan Court will be informed.
- c. Deer Crossing – An owner asked that the HOA look into installing some sort of "Wildlife Crossing" sign on Trailside Drive. Deer cross Trailside Drive regularly. Brenda will follow up on this.
- d. Christmas Lights. After some discussion, holiday lights will be installed at the Old Ranch Road entrance.
- e. Temporary RV Driveway Parking. An owner had asked that allowing short, temporary parking of recreation vehicles in driveways for cleaning and loading be discussed at the annual meeting. The CC&Rs currently do not allow any parking of recreational vehicles for any length of time. After some discussion, the board indicated that this CC&R requirement will remain as written but will be reasonably

enforced allowing for daytime, short term parking for active loading or cleaning. Abuse of RV short-term parking will not be allowed.


- f. E-bikes in the neighborhood. Owners were asked to please slow down when riding e-bikes in the neighborhood and to be aware of traffic that is often going too fast. Drivers should also slow down and be aware of pedestrians and bike riders. Many cars take the turn onto Mountain Ranch Drive from Trailside too fast.
- g. The SBSRD trail in the middle of the Mountain Ranch Drive loop needs maintenance. Jane Morrison contacted SBSRD about this. Brenda will follow up.
- h. Dogs on leash. The CC&Rs require dogs to be on leash when they are off an owner's property. Summit County Animal control regulations allow for the use of an electronic collar as a leash. MRE will follow this regulation and consider dogs with electronic collars under the control of an owner on a leash.

7. Thank you. Owners in attendance thanked the board for volunteering to serve the community.

8. Adjourn. The meeting adjourned at 8:10 pm.

These minutes were taken by Brenda Lake.

Ashley Behncke  
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PRINTED NAME

  
\_\_\_\_\_  
SIGNATURE

HOA President  
\_\_\_\_\_  
POSITION

1/6/23  
\_\_\_\_\_  
DATE