

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

November 13, 2023

Trailside Elementary School Library

7 pm

1. Welcome by the Board (Lisa Hauser, Greg Toth)
2. Establish Quorum, New Owner Introduction. A quorum was met with 18 proxies and 30 owners in attendance at the meeting. See attendance roster on file. A quorum is 33% of owners or 27. A few new owners introduced themselves.
3. Committee Reports
 - a. Nominating Committee – Committee members are needed. This committee identifies owners that might be willing to serve on the board.
 - b. Architecture Review Committee (Gerry Abate, Daniel Keating) – 10 projects were reviewed this year including painting, a hot tub, landscaping, and exterior materials/windows changes. One new home was completed, and the deposit returned. An owner that had planned to build and paid the construction deposit, sold the lot, and the construction deposit was returned. The Board appointed Manny de Zarraga and Garth Reucassel to serve on the committee.
 - c. Landscaping (Jane Morrison, Gail Teasley). The HOA is using an excellent tree service, Empire Trees, to guide them in the needed tree trimming and maintenance. The flower beds by the mail kiosk were improved this year.
 - d. Trails (Jane Morrison, Jerry Abate). The trails are maintained using Reserve Funds and \$5,000 will be spent next year to re-tread the westernmost section of the MRE trails. An owner suggested that the trail signage could be more welcoming. This topic was discussed with some of the concerns related to the MRE trail use noted such as overuse by non-MRE residents and horses damaging the trail. Maintaining the trail is costly which is why the current trail sign that says “MRE Owners and Guests Only” was installed.
 - e. Social. Daniel Landis heads this committee and plans to host a social event next year with \$2500 set aside in the 2024 budget.
4. Finances. Brenda gave this report.
 - a. Reviewed Current Balance Sheet. There are two HOA bank accounts – a checking account (\$41,188) and a Reserve Fund account (\$39,620)
 - b. 2024 Budget was reviewed. To add the planned \$6,000 to the Reserve Fund each year, the annual dues will increase from \$625 to \$685.
 - c. Reserve Fund – \$6,000 was added to the reserve fund this year and will be added each year to maintain and replace reserve components (amenities that have a life expectancy of between 3 and 30 years).
 - d. Accomplishments this year – installed Christmas lights, improved mail kiosk flower beds and gravel areas

5. Board Members Election – Board member, Ashley Behncke, moved away from the neighborhood this year so her board position is currently vacant. Greg Toth will continue to serve the second year of his 2-year term. Lisa Hauser's board term has ended but she is willing to be elected to the board for another 2-year term unless someone else is willing to serve. Virginia Solomon was also nominated to serve a 2-year term. A vote was taken. Virginia Solomon and Lisa Hauser were elected unanimously to 2-year terms.

6. New Business.

- a. Snow Removal. Owners are responsible for clearing the sidewalk in front of their homes. The board has investigated clearing the Mountain Ranch Drive sidewalks by asking the Snyderville Basin Special Recreation District (SBSRD) to do this snow removal since they are already in the neighborhood plowing Trailside Drive. They use a special sidewalk plow to clear the sidewalk. Trailside is considered a safe path to school so is cleared by the SBSRD, a Summit County entity. However, SBSRD will not plow Mountain Ranch Drive sidewalks for liability reasons. The consensus after some discussion was that keeping the sidewalk (that is so close to the road) clear is quite difficult and expensive. Every time the county snowplow plows the street, it throws snow up onto the sidewalk again.
- b. An owner thought the HOA should send out more notices to owners about keeping dogs on a leash in the common area. It was noted that the HOA follows the Summit County Animal Control regulation that considers an electronic collar to be a leash if the dog is under control and the owner has a leash on hand.
- c. Owners requested that SBSRD re-tread or improve the SBSRD trail that runs through the open space between the Mountain Ranch Drive loop. SBSRD will be contacted about this.
- d. An owner was concerned about a letter that an MRE property owner emailed to some MRE HOA members relating complaints about the HOA. The board will take her concerns into consideration but also wanted to note that this letter contained inaccuracies. The board relies on legal counsel to guide them in taking the required actions to enforce the CC&Rs in these potentially contentious situations.
- e. An owner asked that a wildlife crossing sign be installed on Trailside Drive. An owner asked that a "blind driveway" sign be installed at 6180 Trailside Drive. Brenda will contact Summit County Public Works about this since they are responsible for installing any signage on public streets.
- f. An owner thought that the HOA should ask a Sheriff to occasionally sit at the east side Mountain Ranch Drive and Trailside intersection to monitor drivers at the stop sign. It was noted that any owner can call the sheriff to request they come out and have a presence in the area for better traffic control.
- g. An owner complained about several newly painted light-colored houses. He did not feel they fit into the neighborhood. The ARC members try their best to use the outdated and complicated exterior color palette guidance provided by the CC&Rs.

7. Reminders.

- a. Temporary RV or Trailer Driveway Parking - The CC&Rs currently do not allow any parking of recreational vehicles for any length of time. At last year's annual meeting, this topic was discussed at length and the board has determined 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 or trailer short-term parking will not be allowed.
- b. E-bikes in the neighborhood – Please bike slowly through the neighborhood. Helmets are strongly encouraged.

8. Adjourn. The meeting was adjourned at 8:20 pm.

These minutes were taken by Brenda Lake.

Gregory Toth
PRINTED NAME

President
POSITION

Gregory Toth
SIGNATURE

12/12/2023
DATE