

Ranch Homesteads
Owners Association
February 20, 2017
Board Meeting Minutes
Carefree Resort

Meeting called to order at 4:44 pm, immediately following the DRC meeting.

Board Members Present: Jack Hamilton, Sean O'Brien, Sterling Johnson, Dan Moe, Laura Thelen

Board Members Absent:

Property Management Present: Korin Hatch

Business:

1. Motion by Sean and second by Sterling to approve the December 7, 2016 meeting minutes. No objections; motion passed.
2. **Financials** were reviewed.
3. Business
 - a. **Recommendations from the Design Review Committee**
 - i. **Accessory Structures on Adjacent Lots:** current Design Review Committee guidelines apply, no changes made. Accessory structures are not allowed to be built on a Lot without a main residence. The city of Scottsdale has denied the Morrissey's from combining lots with a road going through, as they are requesting right of way to be granted to the City. Dan will speak with Paul at Graham Engineering to ask about the Right of Way issue.
 - ii. **Building Envelope Approvals:** Laura motioned, seconded by Sterling to provide permanent building envelope approvals when submitted without intent to build in the near future, based on review by the DRC. No objections; motion passed.
 - b. **Entry Monument Update:** Al will have revised plans by the next board meeting
 - c. **Roads & Wash :** Mike Larson was in attendance and provided an update on the work. He will be chipping out the rock on Brahma and will get to Roundup.
 - i. **Hydrant Meter / Backflow:** Sterling motioned, seconded by Dan to install a portable hydrant meter for Mike Larson to use while working/cleaning the roads. There were no objections, motion passed.
 - ii. **Speeding:** one or two residents continue to speed through the community, a letter will be sent to those owners.
 - d. Schedule Annual Meeting: April 10th at 4pm, Open Board Meeting to follow at 5pm.

Meeting adjourned at 5:33pm

Respectfully submitted, Korin Hatch, CAAM, CMCA, AMS