

Ranch Homesteads Owners Association

February 24, 2016
Board Meeting Minutes

Meeting called to order at 3:00 pm.

Board Members Present: Jack Hamilton, Sterling Johnson, Marian Cook and Sean O'Brien

Board Members Absent: John Raniolo

Property Management Present: Alan Hatch

Business:

1. Motion by Sean and second by Sterling to approve the December 2015 minutes. No objections; motion passed.
2. Financials were reviewed.
 - a. Al Christensen gave an update on the current projects (in person):
 - i. Thelen & Nichols Lots 7A & 7C: owners were present at the meeting to discuss the committee requiring a specific letter be sent to owners of abutting lots and approvals from said lots. The following motion was made by Sterling, seconded by Jack and unanimously approved: The Committee requires that written approvals from the owners of Lots 12B, 8A, 11A, 7A and 7B, be obtained by utilizing the committee approved letter previously provided to you by Al Christensen. A non-response from another owner is considered a NO vote regarding the envelope request. The Committee is also requiring that the accessory buildings be removed from the plans for both Lots 7A & 7C. Once the approval letters are obtained, the Committee will schedule a meeting with the owner.
 - ii. The Design review committee approved in July 2015 a specific letter, drafted by Al Christensen in July 2015, to be used when requesting approval on a variance from the envelope requirements from surrounding neighbors.
 - b. Morrissey – no update
 - c. Moe – no update
 - d. Barclay Renovation: they would like to install satellite dishes. Nothing approved by the committee as they have not paid their construction fee as of the meeting date.
3. Mike Larson gave an update regarding roadwork and repairs (in person)
4. Construction of entry Monument: Al Christensen presented concept designs. The board and owners presented liked the concept and have asked Al Christensen to work on actual design plans to present.
5. Annual Meeting is scheduled for April 14, 2016 at 4:00pm in the Guardhouse.

Meeting adjourned at 4:15 pm.

Respectfully submitted, Alan Hatch, CAAM, CMCA, AMS