

# Ranch Homesteads Owners Association

April 22, 2014  
Board Meeting Minutes

Meeting called to order at 4:14 pm.

**Board Members Present:** Jack Hamilton, Sterling Johnson, Sean Obrien, John Raniolo and Marian Cook

**Board Members Absent:** none

**Property Management Present:** Alan Hatch

## **Business:**

1. Sean motioned to approve the meeting minutes from February 2014. The motion was approved.
2. Marian motioned to approve the proposed paint color for 5B for a repaint of the entire home. The motion was approved.
3. Mike Larson was present so that the Board could discuss the road projects with him. Mike will continue on with Round up and then move onto Limousin and complete that one. Mike will also place some boulders at the back Desert Mountain gate on the trail to help prevent access from people entering the community. Sean will have Smyth Landscaping contact Mike directly so that Mike can show him what landscaping cut backs are needed on the roads. Sean will also request that Smyth plan another Cactus at the back Desert Mountain gate. Smyth will clean everything up and then we will arrange for him to maintain it on a schedule.
4. Have Mike complete the concrete on the back wash unless COS objects to Jack.
5. The Board would like to add a rule or amendment to restrict horses and bikes from being on the roads throughout the community. Alan will check with the Attorney to see if this is possible.
6. Alan was instructed to set up a meeting with Sterling and Al Christensen to review the Design Review submittal and plans for the Morrissey's. Al will begin the communication directly with Jim Moffatt and will copy Alan so that it can be sent to all of the board members. The board had major concerns with the following:
  - a. Riding Horses on the roadways with in the homesteads.
  - b. The Barn does not meet the 300 ft or the 60 ft set back requirements.
  - c. The main house needs to have massing to break it up.
  - d. The large retaining walls need to be reviewed.
7. Alan will follow up on the letter that was sent to lot 10B to fix the damage he has caused to his lot. The letter included:
  - a. Eonite to darken the new tailings
  - b. Re-vegetate the road that was put in, to begin and the mine and work down.
  - c. Camouflage what has been done.

d. The Board has an obligation to protect all owners and property values.

Meeting adjourned at 4:55 pm.

Respectfully submitted,

Alan Hatch, CMCA, AMS