

Ranch Homesteads  
Owners Association  
**December 7, 2016**  
Board Meeting Minutes  
Carefree Resort

Meeting called to order at 3:00 pm.

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

**Board Members Absent:** Laura Thelen

**Property Management Present:** Korin Hatch

**Business:**

1. Motion by Sean and second by Sterline to approve the **July 19, 2016 minutes**. No objections; motion passed.
2. **Financials** were reviewed.
3. Business
  - a. **Roads & Wash :** Mike Larson was in attendance. Sean motioned, seconded by Dan and the Board unanimously approved the following repairs (to be completed in this order):
    - i. Repair the sides of the road & install more rip rap across from the Morrisseys driveway. Gray rip rap will be used, as it will not be visible from the road. Cost not to exceed \$4,000.
    - ii. Section on Brahma by Lot 8c -erosion from the subtle swell. Gold Rip Rap to be used, as it is visible from the road. Cost not to exceed \$6,000.
    - iii. Repave Roundup at a cost not to exceed \$15,000
    - iv. The next Roads project will be on Limousine- tabled until the next meeting.
  - b. **Traffic Control Survey:** Preferred Communities presented a proposal from CivTech Inc. to perform a traffic control survey. The Board unanimously voted against obtaining a traffic control survey.
  - c. **Architectural/Design Review :**
    - i. Update provided from the DRC Meeting held on 11/3/16.
    - ii. Sean motioned, seconded by Sterling and the Board unanimously approved the following changes to the Design Guidelines:
      1. **In order to clarify the procedure applied to requests for preliminary plan approval, the the following language should be adopted:**  
*"Owners shall be allowed to submit comments in connection with another owner's request for preliminary plan approval as provided in section 2.3 of the Design Guidelines. The Committee shall afford any such comments appropriate consideration. Neighboring and other owners shall have no right of approval or disapproval of any request for preliminary plan approval."*

2. **Verbiage Change to Section 3.2 Building Envelopes:** Strike the following statement “at the time he begins a preliminary design of his or her Residence”. This allows owners to submit for approval on a building envelope prior to submitting plans for the primary residence.
3. **Verbiage Change to Section 3.12 Setbacks**

All setbacks will be reviewed on the merits of the submitted site plan design.

- Setbacks to the building envelope: 60 feet. This area shall remain in an undisturbed natural condition.
- Minimum distance between buildings on adjacent Lots: 300 feet
- The Design Review Committee shall relax this requirement if enforcement thereof would render it impossible to establish 300’ between buildings on adjacent lots.
- The Design Review Committee shall have discretion to relax this requirement if enforcement would in the opinion of the Committee substantially impair the use and enjoyment of a lot.
- All proposed lot splits shall take into account this 300’ setback requirement. Any application for a lot split which would cause a resulting lot to have difficulty complying with this requirement will not be looked upon favorably by the Committee.
- Minimum distance between main and accessory buildings on a lot: 10 feet.

Distances In excess of these minimums may be required by the Committee.

- d. **Entry Monument:** Al Christensen was not in attendance at the meeting. The Board discussed option of having the monument on the island smaller. Move forward without consideration of adding gates at the monument.

**Meeting adjourned at 4:03pm**

Respectfully submitted, Korin Hatch, CAAM, CMCA, AMS