

Ranch Homesteads
Owners Association
July 19, 2016
Board Meeting Minutes

Meeting called to order at 6:00 pm.

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

Board Members Absent:

Property Management Present: Korin Hatch

Business:

1. Motion by Sean and second by Sterling to approve the **May 6, 2016 minutes**. No objections; motion passed.
2. **Financials** were reviewed.
3. Business
 - a. **Roads & Wash :** Mike Larson was in attendance. Discussion ensued on beautifying the berms, utilizing the same color of rip/rap throughout the community and cleaning of the wash. Mike suggested cleaning up the wash first then move to beautify the Berm. Discussion on the damage caused by the flow of water impacted by Desert Mountain. The Board would like to work with the City & Desert Mountain to have them correct the issues on their end. George mentioned working with Suzanne Klap on the City Council, as she assisted him in obtaining Desert Mountains cooperation regarding issues dealing with his property.
 - i. Motion by Sterling to clean out the wash with an estimated cost of \$5,000, seconded by Sean and unanimously approved.
 - ii. Motion by Sean to repair the hole by Barclay, seconded by Dan and unanimously approved.
 - b. **Architectural/Design Review :** Al Christensen provided a brief update on the Morrissey's & Moe's, and synopsis of the Design Review Committee Meeting was provided.
 - c. **Entry Monument:** Al Christensen provided updated drawings for the proposed monument sign. Laura motioned for Al to move forward with finalizing the design, seconded by Dan and unanimously approved.
 - d. **Legal Opinion:** The Association received a request from the Morrissey's to combined their three lots into one lot and pay only one assessment. Dan motioned to obtain a legal opinion on combining lots & impacts to the Association, seconded by Sterling and unanimously approved.
 - e. **Future Meetings:** It was suggested to hold the meetings at the Carefree Resort instead of the Guard house, due to the number of owners attending the meetings.

Meeting adjourned at 7:57pm

Respectfully submitted, Korin Hatch, CAAM, CMCA, AMS