

# Solar Ranch Homeowners Association – Filings 2BCD

## 2011 Meeting Minutes

**Meeting called to order :** 7:04 PM – February 10<sup>th</sup> 2011

**Roll Call : ATTENDING :** Kraft (56,73,103), Cascade/Kemper (45), Haaland (101,58), Keithly (95B), Wilson (88), Kendall (41,42,43), McAbery (66), McCarty (46), Murphy (65), Nitz (70), Parker (95A), Rogers/James (79), Ruston Family (57), Johnson (85/5), Williams (47) **BY PROXY :** Angehrn (93D), Baker (44), Baker (67), Craft (91), Dickerson (75), Henderson (89), Rosetti (96A), Mitchell (97), Wallin (62,77), Wheeler (80), Willits (69) **BY PHONE :** Augustine (60)

Randy Parker (president) reviewed the Notice of Meeting, confirmed that every lot owner was notified by mail, and that a quorum was present including those who submitted written proxies and those who attended by phone.

**\*\*\* Change in HOA mailing address and contact information :**

The old HOA box # 674 is no longer in use. Please use the following information to remit payments for dues to the HOA :

Solar Ranch HOA - Filings 2BCD  
c/o Marisa Murphy  
PO BOX 121  
Ridgway, CO 81432

e-mail : [2paperwings@gmail.com](mailto:2paperwings@gmail.com)

**Additional changes reported by the President:**

ASAP Accounting is longer doing the bookkeeping for the HOA or filing liens. Pau Hana, Inc., Marisa Murphy's company, is doing the bookkeeping and the HOA board will handle lien filing internally. Also we have a new web site designed by Lynn Padget who we hired to create and maintain a new site :

**[www.solarrancheshoa.com](http://www.solarrancheshoa.com)**

Please take a look at all of the new features on the website.

**Report by the Treasurer :** In review of the past 12 months, the first topic was a discussion led by treasurer Aimee McAbery, on actual money spent in 2010. Each line item was discussed with the only correction of \$2000 being spent on ditch Maintenance and not trees for common area. In all, there were expenditures of \$11,476. After a discussion of where money was spent in 2010 a motion to approve the budget vs. actual reported expenses for was made and seconded. All votes were in favor of accepting the 2010 financials.

**Adopting New 2011 Budget :** The conversation started with a plea by Pam Kraft, who asked this at last year's meeting, to cut the annual assessment of dues to each lot from \$125 down to \$100.

Randy suggested that we review the proposed expenses and take a look at doing that after the budget proposal is made. From Randy's knowledge, the reason for having a surplus in the bank is to potentially defer costs to homeowners if the Town of Ridgway ever decided to pave or chip seal the roads in the subdivision.

The treasurer, Aimee McAbery, reviewed each line item in the proposed budget. After deliberation, the attending members decided on changing the allocated dollars in a few categories. The two biggest topics of conversation were the drip system and legal fees. It was proposed by Ditch Meister Chris Haaland to abandon the old and failing drip irrigation system. It would be a huge task to repair and maintain. Aimee McAbery seconded the motion, and it was voted upon, with all in favor to abandon

the system. This caused the budget line item of \$2,500 to disappear. The other topic of conversation was the \$5000 budgeted for legal fees. Pam Kraft and a few other members inquired about why we have so much allocated to legal fees. Randy Parker answered with the question of how aggressive does the HOA want to be in enforcing liens. In addition to that, the HOA has left the option open to redo the ARC (Architectural Review Committee) guidelines. Pam Kraft proposed that we cut the budgeted legal fees in half to \$2,500 and that the revisions of the ARC guidelines be tabled.

After an initial review of lower expenses in 2011 and discussion on the HOA bank account surplus it was moved by Pam Kraft to lower the annual per lot assessment from \$125 to \$100, this was seconded by Dixie Keithley, and a vote with all in favor.

In discussing the budget items for 2011, there was mention of how the trees were going to stay watered. Chris Haaland reported that the trees received no irrigation last year and that they did fine. Kimah McCarty suggested that the HOA use 'Soil Secrets' from Modern Landscaping to amend the soil around the trees to help with water absorption as well as feeding the trees. Randy Parker suggested that while Deb Willits does the spring mowing that she can add the amendment to the trees at that time. There was discussion on mowing and spaces covered. Many of the members present were expressing that Deb Willits is doing an excellent job of mowing and maintaining the common ground.

There was a conversation about the pending foreclosure on lot 82 / Kerzner. Randy Parker reported on the work that he has done with Rodney Fitzhugh on trying to get a payment at the foreclosure for assessments that are past due. A lot of time and legal fees have been incurred to litigate a number of different situations involving this homeowner.

Randy Parker mentioned another expense item of the round rail fences that are falling down around the subdivision. Pam Kraft and Marisa Murphy voiced that these mark the lot lines and were originally put in when the subdivision was formed. The fences for the most part are on private land, therefore we cannot repair them and it is up to the individual lot owner. There was discussion of the state of disrepair of the fence on the west side of the open space that borders LeRanch subdivision. It was decided that Randy Parker would write the LeRanch HOA to see if each HOA could share in repairing the fence. As Randy said "Good Fences Make Good Neighbors."

The subject of noxious weeds came up and several members voiced concern about homeowners not maintaining their lots as far as weed and prairie dog control. Several options to enforce homeowners to control weeds on their lots were presented. It was agreed upon that the best solution was one mentioned by Kimah McCarty based on Riverside Subdivision adopted. There is a strong request by the HOA for each homeowner to mow their lot by a deadline of May 20<sup>th</sup> in order to keep the noxious weeds from starting to take hold. The HOA provided contact info for an inexpensive landscaping crew to mow your lot for you. This approach has worked well for that subdivision to keep homeowners responsible for maintaining their own lots. Two other important facts were brought up, one that it is Colorado State Law to mitigate noxious weeds, and two it keeps HOA legal fees, and thus homeowner dues down if homeowners take responsibility. It was agreed that included with the annual dues invoice and the minutes, that there would be a letter stating that the HOA strongly requests that each lot owner control the weeds and prairie dog population on their respective lot in order to keep the HOA legal fees and thus annual dues assessed to a minimum.

There was a motion to approve the 2011 budget after it was trimmed down by \$4,500 by Chris Haaland and there was a second on that by Kimah McCarty. All votes were in favor of accepting the new 2011 budget.

### **New Business :**

Both Brad Johnson and Max Kendall voiced concern over damaged trees on the open trails, near their lots, that the Town will not remove after several attempts by Max. Randy Parker offered to take their written complaint to the Town in hopes of a result to remove the trees. All members present were in favor of the plan.

Chris Haaland was asked to report on the ditch maintenance activity. Chris thanked Nick Williams for spending time on the ditch maintenance on a few times that Chris was gone over the summer. There was discussion about keeping the size of the ditches the same and not expanding some of the ditches running through the middle of the subdivision. Chris commented that it is a balancing act to get water down to the lower part of the subdivision (East) without over doing it. Chris said he tries to address the last person on the ditch that wants water and that he adjust the flow according to that. Chris proposes that we continue as we have been operating. All attending members agreed.

Max Kendall opened a discussion on the issues concerning Lot #83 and the house without a C.O., the thistle and drainage issues as well as the missing landscaping. The ARC guidelines allow for one year to complete the landscaping after a house been built. Marisa Murphy offered to draft a letter and personally discuss this with the owner of lot 83.

There was a lot of discussion from Max Kendall and Chris Haaland on the drainage issues that the East (lower) side of the subdivision is faced with. On a note per Pam Kraft, the Town has installed a well for monitoring the water issue and reports will come out of their research in the future. Several members suggested we plant willow in common areas where there is green slime as a result of the water table being too high and drainage being poor.

Randy Parker reported that there were no written complaints by homeowners in 2010.

**Election of Officers :** Randy stated that the seats up for re-election are Marisa Murphy, Max Kendall & Pam Kraft. Marisa Murphy has agreed to serve another 2 year term. There are two homeowners that have stepped up to take Pam Kraft and Max Kendall's seats. The two nominees are Paula James and Chris Haaland. It was voted as moved by Aimee & Jennifer, with all in favor to elect Paula and Chris onto the board. The President remains Randy Parker and the Treasurer remains Aimee McAbery.

**Meeting Adjourned :** 9:05 PM

## **NOXIOUS WEEDS AND PRARIE DOGS**

At the recent 2011 HOA meeting, it was decided by the attending homeowners that the HOA take action on the noxious weed and prairie dog population on privately owned lots.

For the upcoming year the HOA is requesting that each lot owner maintain their own lot by cutting, pulling or mowing the noxious weeds (ie. thistle). The removal of noxious weeds is required by **Colorado State Law** and our subdivision must conform.

Based on great success from another local subdivision, we are putting the responsibility on the individual owner as a trial for 2011.

The HOA is strongly requesting that each lot be mowed and noxious weeds be removed in the Spring and monitored with cuttings throughout the Summer. In addition, if a lot has prairie dogs, the lot owner needs to have them captured and relocated. There are several businesses locally that offer this service.

For absent lot owners, the HOA can provide the name of an inexpensive and effective landscaping crew to mow your lot, at your cost.

If each lot owner participates in this effort, we can greatly reduce future problems as well as an additional expense to each lot owner.

**The alternative** ~ If the HOA finds that homeowners are not taking responsibility for the care of these issues, the HOA will be forced to change the CC&Rs to enforce the lot maintenance. This will take time and legal fees that will be passed down to each lot owner as part of our HOA dues.

Let's avoid this action and do our part to keep our lots mowed and prairie dog-free. If you should have any questions, please feel free to call Randy Parker, HOA President at 970-626-5309. Thank you.