RANCH MEADOW CONDOMINIUM OWNERS ASSOCIATION
Board of Directors Meeting
December 8, 2005 – Hix Room, West Star Bank
7:15 p.m.

BOARD MEMBERS PRESENT: Bob Addleman, Suzy Blackhurst, Chuck Coffey, Marcia Logan, Bob Nagle, Marlan Nelson, Gordon Slack and Eric Waples.
EXCUSED: Bob Butler.
FOR FAITH PROPERTY MANAGEMENT; Anthony Nuccio. Eight owners also attended.

WORK SESSION:

A work session was held from 6:45 to 7:15 p.m. that covered brief discussion of the work of new committees being appointed by the president. The Committees approved at the session were as follows:

I. Declaration, By Laws Changes – Bob Addleman, Chuck Coffey, Marlan Nelson.
II. Insurance – Suzy Blackhurst, Chuck Coffey and Gordon Slack.
III. Policies and New Binder – Marcia Logan, Bob Addleman, Eric Waples and Marlan Nelson.
IV. Management – Bob Butler, Chuck Coffey and Bob Nagle.

President Gordon Slack asked that each of the committees meet, appoint a chair person and proceed with making a work plan for deliberations and reports back to the Board.

Marcia Logan gave a short report on her plans with work for updating the information binders for the Association. These binders are given to new owners as part of the orientation to Ranch Meadow. The binders (or whatever other compilation format may be used) will cover the Declaration, Rules and Regulations, and Policies of the Association , as well as information that new owners and new residents need to establish their condominium home in Ranch Meadow.

REGULAR SESSION:

The meeting of the Board of Directors was called to order at 7:15 p.m. by the president.. In the Open Forum, John and Maureen Gribben, 1500-A Raven Circle, presented a request for permission to install an air conditioner in their condominium. They presented a signed statement from their next-door neighbor saying that he had no objection to the installation, as well as a drawing showing the placement of the air conditioner on the back of the unit facing Highway 34. A motion was made by Marlan Nelson to approve the request, which was seconded by Suzy Blackhurst after a brief discussion of asking the Gribbens to provide landscaping around the unit condenser to shield it from view. The Gribbens will work with Eric Waples. landscape chair, on the screening. The request was then approved unanimously by the Board.

The minutes for the October 13, 2005, Board meeting were presented by the secretary, and a motion to approve them as presented was made by Eric Waples, seconded by Chuck Coffey. The vote was unanimous for approving the minutes.

Bob Addleman, treasurer presented a report and informed the Board that as directed by the Board at the October meeting, $30,000 had been transferred from the operating to the Reserve Fund Account and that transfer is reflected on the November 2005 financial sheet. He indicated that the Association was “very close” to its projected income and expenses as shown in the budget for the year. Chuck Coffey presented a motion to accept the report, which was seconded by Suzy Blackhurst and approved unanimously by the Board.

President’s Update: No report was given.

Manager’s Report: Anthony Nuccio reported that Bob Obele is still working on the balconies at 1555 Raven Circle; he will complete them in the near future. He was delayed a bit by the extremely cold weather and wind of recent days. Other work orders reported were 1515-F Raven Court for rail repair, and 1455-B, repair of glass in front door. These projects are in process.

He said he had a report of a crack in the skylight with leaking water at one unit, and a repairman from Apex Roofing, Estes Park, checked out the problem and reported that there was no crack in the top portion of the skylight, and that he would check the flashing to determine if the source of the leak was around the flashing and not a crack in the skylight.

Nuccio reported that Eric Waples had talked with J & S Service regarding snow removal – as requested at the October meeting when the contract was reviewed – and that the company is "on board" for the snow season this year.

The manager presented a report on Legal Expenses through November 2005 as follows:

Liens, legal opinions, unspecified demand letters totaled $6,632.25, during the first 11 months of the year. A total of $2,400 of the charges for liens filed have been recovered from delinquent homeowners by the Association.

Nuccio reported that he had received a quote from H&R Insurance for the Association's "all-risk" policy for renewal at $44,608, and he will continue discussions with H&R, but he will also make contact with other insurance carriers.

It was also reported that the work on the drainage problems at 1442-H and I has been completed by grading the area, cutting a larger culvert through the berm facing Highway 34, and hydro-seeding the area with a mixture of grasses and wildflowers.

The damage to carpet in the McCown condominium, 1442-C has been taken care of and the owner has signed documents certifying that the project has been satisfactorily completed.

Landscape Committee: Eric Waples reported that the committee has done a "walk-around" through the community to determine what areas will and will not be mowed the next spring/summer season. He is developing a map showing the plan, and that plan will be made available to owners. He also reported that his committee had done a great deal of work in cutting down dead trees and shrubs and hauled the debris to the waste management site. Marc and Marybeth Lisse made their trucks available to haul the debris away, with the result that the Association saved a great deal of money. The cost for the disposal was $31. In the spring, Waples said, the committee will probably focus on the 1535 area, and when funds are available to work on the area east of 1590 Raven Avenue to do some screening from the commercial area to the east.

Faith Property Management reported that it questioned the billing from J&S Service for blowing out the sprinkler system and has asked the company to file receipts showing the costs for equipment rental before the payment is made.

The Ranch Meadow Association website has been partially updated and work continues to complete the project. Bob Nagle and Marcia Logan have spent many hours on the project and the Board extended its thanks to them for the work. In reviewing what items should be on the website, Suzy Blackhurst suggested that the Board make a formal request to local realtors to see what items on the website would be most helpful to them. Suzy agreed to contact local realtors to get their feedback.

The Board approved the appointment of committees as follows: Declarations and By Laws, Bob Addleman, Chuck Coffey and Marlan Nelson; Insurance, Suzy Blackhurst, Chuck Coffey and Gordon Slack; Policies and New Binder, Bob Addleman, Marcia Logan, Eric Waples and Marlan Nelson; and Management, Bob Butler, Chuck Coffey and Bob Nagle.

Requests for reimbursement were presented by Bob Nagle for entrance light bulbs, and other expenses for a total of $106.53; and by Marlan Nelson for postage and printing of the newsletter and for copy work for materials for the Board meeting for a total of $90.90. A motion was made by Chuck Coffey to approve the reimbursements, with a second by Marica Logan, and the motion was approved unanimously.

Bob Addleman presented a report to the Board on Maintenance History for the Association. All of the driveway and parking areas in the community and the community-owned street, Raven Court, have been seal-coated for a total cost of $19,687.10. A total of $142,392.00 has been expended on outside painting. Units still to be painted for the first re-coat are duplexes located at 1610, 1612, 1620, and 1622 Raven Circle, and multiplexes located at 1360, 1535, and 1555 Raven Circle, and 1590 Raven Avenue. These projects have been paid for out of the Association Reserve accounts.

Anthony Nuccio reported to the Board that he had contacted John Bryant, 1555-E, about the leak that occurred in his unit. A pipe leaked water into the unit after it ruptured due to a nail being driven into the edge of it during construction. Mr. Bryant paid to have the damages repaired. The Board asked Nuccio to have Mr. Bryant submit his receipts for reimbursement. The management company has not yet received the receipts, but will take care of the reimbursement when they are received.

The president asked for volunteers to review the parking regulations for the Ranch Meadow community, and Marcia Logan said she would work with a committee to be appointed on the project.

NEW BUSINESS: Gary and Brenda Humphrey, 1590-H, presented a request to the board for cutting a gate into the deck of the unit. They reported that Bob Obele would be doing the work. A motion to approve the request was made by Suzy Blackhurst, and seconded by Chuck Coffey. The motion passed with a unanimous vote.

Members of the Board scheduled a work session to discuss eht Association requirements under the new Senate Bill 100 passed by the Legislature this year for Wednesday, January 11, 2006, at 5 p.m., at the Hix Room in the West Star Bank if it is available. During that meeting, the group will schedule its next Board meeting.

The meeting was adjourned at 9 p.m.

Respectfully submitted by Marlan Nelson, secretary.