

RANCH MEADOW CONDOMINIUMS ASSOCIATION  
ANNUAL MEETING – JULY 5, 2008 – 7:00 P.M.  
ESTES PARK MUSEUM – ESTES PARK, COLORADO

ATTENDANCE: 47 people representing 33 condominium owner families plus proxies filed by 14 owner families.

BOARD MEMBERS PRESENT: Chuck Coffey, Marcia Logan, Sonja Murphy, Marlan Nelson, Mary Lou O'Neil, Gordon Slack, Eric Waples

ABSENT: Suzy Blackhurst

MANAGEMENT COMPANY: Susan Albern, CEO – Association Management of Estes Valley; Excused: Gene Whannel, Association Management of Estes Valley

President, Marlan Nelson welcomed the owners at 7:05 p.m. He thanked everyone for coming and thanked those who had sent e-mails regarding his impending move to Longmont. He also commented on how effective and efficient the Ranch Meadow Home Owners Board of Directors has been in focusing on the issues affecting the quality of life in the Ranch Meadow community. He also commented on the success of the neighborhood picnic held earlier in the day and thanked Marcia Logan and her committee for their work.

OWNER EDUCATION:

President Nelson introduced Tyson Russell of the Estes Park Police Department who talked about the Police Zoning Program. The purpose of the program is to become better acquainted with the residents of specific areas and learning what problems the residents are dealing with or concerned about. There are six zones in Estes Park and each zone has a Police Officer assigned to it. The goal is to have small sub-community meetings to help homeowners who might have problems or issues (i.e. barking dogs, speeders, etc.) they want addressed but are hesitant to call the Police Department. If anyone in Ranch Meadow is interested in hosting a zone meeting, they are encouraged to call Officer Russell.

CALL TO ORDER:

President Nelson called the meeting to order at 7:15 p.m. He confirmed that the state law requirements for annual meetings and certifying a quorum had been met via e-mails to 130 owners in the May issue of *The Bugler*, publication of the Agenda and other details in June and hand-delivery or U.S. Mail notification to 26 owners. According to the Ranch Meadow by-laws, a quorum is met with the number of owners present or represented by a proxy at the meeting. He then introduced the Board Members and the Management Company representatives and recognized the various projects they had worked on during the year. He then recognized the contributions of all the volunteers that helped with the neighborhood clean-up that saved the association a great deal of money (Jana & Chuck Britton, Karen & Bill Bretz, Willis Colburn, Mary Lou O'Neil, Marcia Logan, Bob Addleman, Jack Kronser, Kathleen Baker, Dennis Lee, Nancy & Fred Nemacheck, Milt Garrett, Eric Waples, Sonja & Bill Murphy, Marlan Nelson).

OLD BUSINESS and REPORTS:

PRESENTATION OF MINUTES FOR THE 2007 ANNUAL MEETING: Secretary, Marcia Logan, presented a motion that since the minutes of the 2007 annual meeting had been provided to all attendees and had been available on the web since last year that the minutes be approved as recorded. Dennis Lee seconded the motion. Motion passed.

TREASURER'S REPORT:

Treasurer, Gordon Slack, presented the financial report as of June 2008. He stressed focusing attention on the variances with the bottom line reflecting a positive \$6000 variance. This variance was due primarily to the reduction in the insurance premium resulting from the switch from Traveler's to American Family. He

charges. He explained that this information is not available on the web as a preventative measure against potential law suits. Any owner can obtain the information by talking either with the Treasurer or with the Management Company. Susan Albern mentioned that Ranch Meadow pays the monthly assessment faster than most other associations. Treasurer Slack pointed out that the water bill is paid quarterly and the sewer bill is paid semi-annually. Any income not spent on line items of the budget are transferred to the reserve account. Jana Britton moved that the Treasurer's Report be accepted. Dennis Dakan seconded the motion. Motion passed.

#### WELCOME COMMITTEE REPORT:

Marcia Logan reported that the Welcome Committee was in a state of transition. Three members were lost due to relocation and resignation and Marlan Nelson would also be lost when he moves. She asked for additional volunteers. The information on the web site is good, but often new owners don't have computer access right away so timing can be an issue. There has been some difficulty in learning about the new owners in a timely way in order to contact them soon after they move in. Susan Albern offered her help when she receives notification on the change of ownership from the title companies but that is often several weeks after the fact. The next year will be spent revisiting the issue to determine the most effective way to move forward. The annual picnic was held earlier on July 5 at the picnic shelter at the Hydro Plant. There were 45 people in attendance and was deemed a success by those attending. Marcia thanked Chuck and Susan Coffey, Sonja Murphy, and Mary Lou O'Neil for their help in planning the picnic and Susan Harris for the display of noxious weeds located in Ranch Meadow.

#### LANDSCAPE COMMITTEE REPORT:

Eric Waples conveyed his thanks and appreciation to all who participated in the neighborhood clean-up held on June 21. He reported that Marlan Nelson headed up a walk through of the entire neighborhood noting things that needed to be done and compiled an eight page list. Some things will be replaced where needed. The elk damage was severe this past year and it was a big year for rodents. The drip systems were reviewed with Steve White to note where repairs were needed. As the shrubs get bigger, the root systems can affect the system and in some instances this has become a serious problem. The narrow leaf cottonwoods are still creating problems and are being evaluated for removal. If the cottonwoods are removed, the problem is finding a replacement deciduous tree that will do well in this environment. The front entrance still has problems in that the shrubs just don't do well. He mentioned that it could be soil/pest problems or it could be a problem with over-watering. Soil samples will be taken to CSU (Colorado State University) for evaluation. He also mentioned that he may try fertilizing the trees and shrubs which could be costly. If some volunteers could be trained to do this, it would save the association some money. Initially, Ranch Meadow didn't seem to have a concern about the pine beetle infestation because our trees were of a small diameter. That has changed so a vigil is being maintained and a decision may be made to spray the ponderosas.

#### ARCHITECTURAL REVIEW COMMITTEE:

Chuck Coffey thanked Susan Harris and Marcia Logan for serving on the committee. The most frequent requests deal with air conditioning, window coverings, and deck flooring. Chuck reiterated the need for caution in choosing maintenance-free decking to take into account the 24" centers on Ranch Meadow decks. Most maintenance-free decking materials need to be on 16" centers. He mentioned that Cross Timber is a product that will work on 24" centers.

#### NEW BUSINESS:

President Nelson appointed two judges to count ballots for the vote on Board Members (required) and the 2009 Budget, if necessary. Jo Rumley and Deborah Luchsinger agreed to serve as judges. The homeowners did not want a secret vote for budget ratification.

**2009 BUDGET RATIFICATION:** Treasurer, Gordon Slack reviewed the 2009 Budget in line by line detail. He briefly referred to the Reserve Accounts. Susan Albern reviewed the Reserve Account Analysis worksheet to explain how the Board uses it to determine the appropriate assessment amounts. Gordon explained how the budget committee came up with the new 2009 assessment of \$155 for both multiplex and duplex owners. There was a spirited discussion that followed with the need to clarify the distinctions between the Reserve Accounts and the budget. It was apparent that there is a great deal of misunderstanding of the two items among the owners. Otto Luhrs moved to ratify the Budget as presented and published in the homeowner meeting handout. Dennis Dakan seconded. The “nay” votes represented nine homeowners. The motion passed.

**ELECTION OF NEW BOARD MEMBERS:**

President Nelson reviewed the need for four new board members to serve two-year terms and one board member to serve the remaining year of Rebecca Conley’s term. The homeowners that had come forward for the board positions prior to the annual meeting were Katrina Conland (one year), Charles Hartman, Karen McClure, Gordon Slack, and Jack Vaughan for the two-year terms. Marlan asked if there were any additional nominees from the floor. Otto Luhrs moved that Nell Burt be added to the ballot. Deborah Luchsinger seconded the nomination. Motion passed. Luhrs then moved that Nancy Nemacheck be nominated and Milt Garrett seconded the nomination. Motion passed. The nominations were then closed. President Nelson then reviewed the background of all the candidates and reviewed the voting procedure for the one-year term and for voting proxies. The two appointed judges collected the ballots to tally the votes. The new board members for 2009 are Katrina Conland – one-year term; Charlie Hartman, Gordon Slack, Jack Vaughan, and Nell Burt for two-year terms.

**SCHEDULE OF MAINTENANCE FOR THE SUMMER:** No discussion was held on this due to time constraints.

**OPEN DISCUSSION – INFORMATION GATHERING ON MERGING RESERVE ACCOUNTS – NO VOTE TO BE TAKEN**

President Nelson said that he would like to limit this discussion to 10 minutes. Marcia Logan so moved and Sonja Murphy seconded. Motion carried.

Treasurer Slack had prepared a presentation on the rationale for introducing the discussion topic of merging the two reserve accounts and presented it to the homeowners. President Nelson then opened the floor for 10 minutes of comments. Otto Luhrs presented a counter to Treasurer Slack’s assumptions and rationale and questioned the right of the Board to even consider the idea. He presented a petition signed by 18 homeowners (17 duplex, 1 multiplex) and individual letters from some of the petition signers objecting to merging the accounts. There was a vigorous exchange of opinions and assumptions. Emotions ran high and no objective discussion of the topic took place.

Jana Britton moved to adjourn the meeting. Gordon Slack seconded. The meeting was adjourned at 9:30 p.m.

Due to the lack of a quorum of new Board members, no Board meeting was held after the Annual Meeting to elect new officers. A special meeting will be held at a later date.

Respectfully submitted,  
Marcia Logan, Secretary