

RANCH MEADOW CONDOMINIUM ASSOCIATION, INC.

November 6, 2008; 7:00 p.m.; Estes Park Fire Station

Board Meeting Minutes

Present were: Katrina Conland, Nell Burt, Mary Lou O'Neill, Marcia Logan, Chuck Coffey, Eric Waples, Gordon Slack, Charlie Hartman, Jack Vaughn, Gene Whannel (manager), and Susan Albern (manager). There were also 14 residents in attendance.

1. The official board meeting was called to order at 7:02 p.m. by president Gordon Slack.
2. The agenda was unanimously approved.
3. There were no comments made in open forum as topics desired would be discussed later in the regular agenda.
4. The minutes of August 7, 2008 meeting were unanimously approved.
5. The treasurer's report was reviewed. Water will be over budget as will income taxes paid on interest earned. A certificate of deposit will mature on November 14, 2008. The board voted unanimously for the treasurer and manager to work together to determine how best to reinvest that CD and other funds from the money market account and checking account.
6. In the president's report, Gordon Slack commented about how pleased he was with the attendance at the special meeting. With the outcome of that meeting in rejecting the 2009 budget, it means that the 2008 budget will remain in place until a new budget is adopted, and since a budget for the 2010 fiscal year will need to be adopted in May, it is unlikely that a different 2009 budget will be prepared and adopted. Assessments for 2009 will be \$145 for multiplexes and \$170 for duplexes.
7. Gene Whannel gave the manager's report that roof repairs on 1520B are done . There is a new repair to complete at 1519 as well that should be done next week. Gene reported that there are still 6 buildings that need roof work from the initial list provided by the roofer in 2005. Those are estimated to be roughly \$2,300. A motion was made, seconded, and unanimously approved that the association spend up to \$3,000 (allowing for inflation) to complete those roof repairs this season.

Gene also indicated that he had issued two parking notices about three weeks ago and that there had been reports from owners of two broken windows presumably from mowers accidentally kicking up rocks. McCrary has been informed about these problems and has authorized Association Management of Estes Valley to conduct the repairs and send them the bill.

8. Committee Reports
 - A. The Welcoming Committee did not have anything new to report.

- B. Eric Waples reported for the Landcape Committee that the irrigation system has been shut down and some sprinkler and fence repairs have been made. He also reported that the ponderosa pine trees have been inspected for evidence of pine beetle and no trees were found to have been infested. The committee may look to spray a few of the larger trees next season as a precaution. McCrary has provided a bid of \$5,100 for tree spraying/fertilization. The committee will consider the estimate, but no action was taken at this point.
- C. The Architectural Control Committee has received a request for the association to build a playground. The general response from members present was that this could increase liability exposure for the association, there are other parks in town, and there are not enough children living in the community to warrant this expense. Gene pointed out that the covenants specifically prohibit play structures (Section 26 (N)).
- D. Marcia Logan reported that Bob Nagle has updated the web site and that she will assume responsibility for that as soon as time for training allows.

9. Old Business

- A. Nell Burt provided a report (see attached Exhibit A) on rodent control. Gordon asked Nell to draft a policy concerning rodent traps to be presented at the February meeting. Chuck Coffey indicated he has had good success with a high-frequency pest alarm. Other comments about the ground squirrels is that they are only active five months per year. Most members present seemed opposed to killing them.

10. New Business

- A. Association Management will work to gather contact information for members. Former officer of the board, Marlan Nelson, was not comfortable in releasing his list due to the promise of confidentiality he gave members in exchange for information. The collection form AMEV will use will have a checkbox for members to indicate if they will or will not authorize the release of contact information to others in the form of a directory or upon special request. It was suggested that the association ask the attorney what is considered confidential information regarding contact data as ownership and mailing addresses are a matter of public record through the county assessor/treasurer.
- B. The newsletter of the future will be a much more abbreviated version that Marlan produced, but the association will have one about quarterly.
- C. Gene reported that he has received a bid from MB Enterprises (Mike Backe) to plow snow for the association. The cost will be \$250/plow of roads/driveways and \$125 for sidewalks on Rt. 34 and Raven Circle. The trigger depth will be 4". Gene was asked to double check pricing as this amount seemed low. Gene will be the first point of contact to authorize snow removal. Mary Lou O'Neill agreed to be the second point of contact. The board unanimously voted to have Mr. Backe install reflectors on driveways to mark entrances to driveways.

- D. Gene was asked to enforce real estate signs but has noted that there is a big discrepancy (see attached Exhibit B) between the covenants (Section 26 (J)) and the adopted policy. Both citations agree that only one sign shall be allowed and that will be enforced; however, the conflictive parts will have to be reconsidered. No action was taken at this meeting, so this topic remains on the table. Gordon asked Chuck and the Architectural Control Committee to draft a less ambiguous policy to be presented at the February meeting.
- E. The members present then discussed about what to do with the budget and reserves in light of the rejection of the 2009 budget at the special meeting on November 1, 2008. The board met with attorney Richard S. Gast on Tuesday, November 4, 2008. The board wanted to know if the system first initiated by the developer for dues structure was illegal, and the answer was no. Eric Waples then asked if the accounting for reserves separately was in compliance with the declaration, and Mr. Gast indicated that it was not authorized by the covenants. Also, expense allocations are problematic and can be calculated many different ways and possibly going into more detail/work than necessary.

Milt Garrett read a letter he had written to the board (see Exhibit C). Excerpts from a letter a member obtained from an attorney. The letter was read aloud but not entered into the minutes as it was deemed attorney/client privilege. George Weaklim read a letter from Crystal Wille regarding the developer's logic in setting dues (see Exhibit D).

Gordon polled each board member for their viewpoint of the situation. Members recognized that the issue has had a negative divisive impact on the community, that there are no easy or obvious solutions, and that it is an issue that needs immediate attention. Members also expressed their desire to keep an open mind, consider compromise, do what is best for the entire association, document a written policy once the solution has been found, and get rid of the "we/they" mentality. The board authorized the creation of an ad hoc committee to study the issue and bring back options and recommendations to the board. Marcia Logan and Milt Garrett agreed to co-chair the committee. Others who volunteered to serve on the committee were Eric Waples, Jack Vaughn, and Brenda Friedrich. The board recognized that the committee will likely want to develop questions and consult with the attorney again. The committee will also need to have regular communication with members.

A suggestion to see if the City would take on responsibility for Raven Court was also made.

11. The meeting was adjourned at 9:23 p.m.

Respectfully submitted,

Susan Albern
Manager