

The Ranch Property Owners Association

Board of Directors Meeting

January 18, 2010

Palmer Residence

Present: Board—Myriam Palmer, Ted Robson, Jack Silton, Peter Goldberg, Paul Cahill and Betsy Petersen. Absent: Ron Davis. No others were in attendance.

Call to Order: The meeting was called to order by President Palmer at 5:33 p.m.

Secretary's Report: The minutes of the November 16, 2009 meeting had been distributed by email and were unanimously approved as presented on motion by Paul Cahill, and second by Ted Robson.

President's Report: Myriam Palmer thanked the following volunteers—**Liz Cahill** and her assistant **Libby Heath** for organizing a wonderful Christmas party in December; and **Ted Robson** for overseeing the winter snow removal (which has generated no complaints so far!)

Treasurer's Report: Jack Silton said he had met with AREM that day and reviewed expenses; there is nothing out of the ordinary to report. Regarding the **delinquent annual assessment** on 25 Latigo, Jack noted that \$1000 was received in December; AREM will file a lien for the \$656.00 balance plus interest. Jack distributed AREM's Cash Flow Statement for December, 2009 as well as April through December. Jack will look at what investment(s) to liquidate for the spring 2010 road paving (approx. \$130,000.)

Committee Reports:

Architectural and Landscaping Committees: no reports.

Maintenance Committee: Ted Robson had John Randle come in the week of January 11 to remove as much ice and slush from the roads as possible. Cost of December snowplowing is not reflected in the December Cash Flow Statement.

Irrigation: Ron Davis sent a note indicating that the new head gate and 40' of culvert have been installed; the bill had not been received. Ron expects to be present for the February meeting.

Bylaws: Myriam announced that Jill Ward will continue as chair of this committee. Myriam referred to the **"RPOA Policy Statement Enforcement--General Guidelines for Fines"** which was emailed to the Board in draft form from Myriam and Betsy on January 11, 2010. Myriam moved the adoption of this document; seconded by Ted Robson, it was **adopted by unanimous vote**. There was some discussion regarding the revision of the RPOA governing documents; Jack indicated that payment to HindmanSanchez for its assistance might come from the reserve fund because it is a non-recurring expense. Some of the main areas to be addressed are rentals and the RV lot. Myriam requested that the Board members re-read and become conversant with ARTICLE III, USES AND RESTRICTIONS.

Old Business: Myriam reported that a fine was collected for the unauthorized parking of a vehicle at the RV storage lot by the prior tenant at 587 CCR with the help of Bill Cartwright, the property manager. The fine of \$225 (\$25 per day for 9 days) covered AREM's expenses in connection with the event.

New Business:

Timeline for RPOA Board: Myriam distributed a draft Timeline of dates and responsibilities from February through the June 6, 2010 Annual Meeting, including board meetings, budget and assessment approval, mailing notices of assessment (dated 3/4/09 last year), nominating committee report, mailing notice of annual meeting (dated 4/22/09 last year), etc. She will check the dates and send a revised Timeline if necessary. Jack Silton will prepare a draft budget and get input from others before presentation to the Board at the February 15 meeting.

Nominating Committee: Paul Cahill will chair and will add two members-at-large. The Board terms of Jack Silton, Ted Robson and Ron Davis will expire in June. Paul was given several suggestions for nominees to the Board, and it was noted that current members may be asked to serve another term.

Adjournment: On motion by Ted, seconded by Jack, the meeting adjourned at 6:20 p.m.

Next Meeting: February 15, 2010, 5:30 p.m. at Palmer residence.

Respectfully submitted,

Betsy Petersen, Secretary