

The Ranch Property Owners Association

Board of Directors Meeting

June 28, 2010

Palmer Residence

Present: Board—Myriam Palmer, Ron Davis, Peter Goldberg, Paul Cahill and Betsy Petersen. Absent: Carl Curtiss and Carol Lewin. No others were in attendance. A quorum was declared.

Call to Order: The meeting was called to order by President Palmer at 5:35 p.m.

Secretary's Report: The minutes of the May 17, 2010 regular board meeting, and minutes of the June 6, 2010 Special Board Meeting had been distributed by email and were unanimously approved as presented, each on motion by Ron Davis, and second by Peter Goldberg. The minutes of the June 6, 2010 Annual Meeting had been distributed by email and were unanimously pre-approved pending final approval by the membership at the June 2011 Annual Meeting.

Treasurer's Report: Paul Cahill has made contact with AREM and is working with previous Treasurer Jack Silton on the handling of funds. The bill of approximately \$129,000 for recent paving has been paid and charged to Capital Improvements for 2010/11. We have not yet received the bill for rocks along the newly re-paved roads. The premium for insurance on the mailroom, general liability, and directors' & officers' coverage is \$3801. Two assessments remain delinquent; notices have been sent to the owners. Following discussion, the Treasurer was directed to move forward in placing liens on these two properties in accordance with The Ranch governing documents.

President's Report: Myriam noted that when the new directories are sent/delivered later in the summer we will include other items including the draft minutes of the Annual Meeting, RV Lot Rules & Regulations (5/17/10), Parking & Vehicle Regulations (5/17/10), and rental information reminders. Myriam reported that we now have the recording information for the DCCR's with copies in both the President's and Secretary's files.

Committee Reports:

Architectural Committee: Peter Goldberg reported that 591 CCR has been re-stained, and that the owners of 114 A-2 are aware that the exterior will need maintenance in due course. The committee has approved applications for: new roofs at 258 CCR and 522 CCR; air conditioning units at 117 Latigo; deck work and other exterior improvements at 33 Latigo; and remodeling at 488 CCR subject to a courtesy review by neighbors. An application has been filed for the installation of solar panels on the south-facing roof of 370 CCR. After discussion and the viewing of pictures and specifications, Peter moved that the solar panel request be approved. Seconded by Ron Davis, the motion was carried unanimously. Peter will develop a solar panel policy for the board's approval.

Maintenance Committee: The committee members are Ron Davis, Ted Robson and Carl Curtiss. The irrigation sub-committee is comprised of Paul Cahill, in consultation with Howard. Old Business—Landscape Design for 114 Circle island: Ron Davis said that the full maintenance committee will meet with Laurie and Rosie to get input on low-maintenance options before the committee makes a decision on the plan. He expects the committee to have a recommendation to the Board at the July 19 meeting. [Myriam noted that the communications she has received were mostly about timing—when will the landscaping occur? She pointed out that the original petition for landscaping which came from all Circle residents asked that all junipers be removed. The residents of the Circle that Myriam spoke with agreed that the Maintenance Committee should make the final decision.] Ron reported that he has suggested to Rosie that she not haul landscape trash for anyone without charging; Ron will place a notice on the chalk board about how common areas are maintained, the responsibilities of those who volunteer maintenance of these areas, and owners’ responsibilities for hauling landscaping debris . Vacant Lot 79 at 262 CCR is a major source of vermin (moles, voles, etc.); neighbors are aware of the procedure to file a complaint. Paul Cahill noted that all Ranch light poles now have circuit breakers installed by Phillips Electric, paid for by LPEA. Paul recommends replacing the broken line to one light.

Old Business:

Revision Questionnaire: Myriam stated that a special meeting will be scheduled to address the HindmanSanchez questionnaire for document revision.

Landscape design was covered under Maintenance Committee above.

New Business:

Correspondence: Myriam referred to an email from Nikki Wilband (114 CCR C-4) requesting that the faucet handle for C-3 be replaced in order to provide water for that lawn (there is no sprinkler system); the Board feels that sprinkler systems are needed on properties without them and that the owners should consider such installation.

Adjournment: On motion by Paul, seconded by Ron, the meeting adjourned at 6:59 p.m.

Next Meeting: July 19, 2010, 5:30 p.m. at Palmer residence (or perhaps at Lewin’s).

Respectfully submitted,

Betsy Petersen, Secretary