

**The Ranch Property Owners Association
Annual Meeting
June 8, 2008**

The annual meeting of The Ranch Property Owners was called to order at 2:00 pm by President, Ted Robson. Board members present: Ted Robson, Ed Heath, Jack Silton, Jeff Brown and Ron Davis. Absent members were Bill Cartwright and Myriam Palmer. Ted announced a quorum was present with 47 voting members present who represent 47 properties and 37 proxy cards had been received.

Ted introduced the Board and homeowners introduced themselves.

JUNE 3, 2007 MINUTES: Pat Borgers. With no additions or corrections to the minutes, which had been mailed to homeowners in April, Bud Poe moved to approve the 2007 Annual Meeting minutes and Linda Olmstead seconded the motion. The minutes were approved.

TREASURER'S REPORT: Ed Heath. Attachment: Treasurer's Report for the fiscal year ended March 31, 2008—and the budget for the fiscal year '08-'09. Ed noted that the members of the Finance Committee are Bud Poe, Brad Gray, Bob Strumpf and himself. Ed presented the 2007-2008 Financial Report that the Board has approved for 2008-2009. Ed stated that there is a 10% increase in the budget due to the assessment increase and a 3% increase in total expenses. Any surplus will be carried over to a capital improvement reserve fund. Ed informed the audience that our expenses exceeded the budgeted \$9,600 due to the following:

1. A \$3,700 financial review of the previous and current budgets.
2. Overruns of the landscape budget partly due to the fallen fence along the tennis courts and the rail at the front.
3. \$2,000 not previously budgeted for street costs related to more extensive repairs than budgeted.
4. Snow removal cost for the 2008 year of \$9,000.

The total income for the past year produced a surplus of \$29,133. Linda Olmstead motioned that the surplus be transferred to a Capital Reserve Fund. The motion was seconded by Bud Poe and approved by the members. There is a Capital Reserve Fund balance of \$194,000.

COMMITTEE REPORTS:

Architectural: Jeff Brown. Attachment: Notice to contractors/subcontractors. The members of the Architectural committee include Fausto Miranda, Rick Huttner and Jeff Brown. Jeff mentioned that within the last 3 months there have been a dozen contacts made, by residents, regarding minor and major renovations to be made to their homes. In order for a change of the exterior of anyone's house to begin, one should see a member of the Architectural Committee for Board approval. Exterior Improvements also include the removal of live trees. Jeff explained that the Ranch Covenants include bylaws by which the members are to abide. Jeff thanked Bob Strumpf and John Taber for time put in this year. Jeff presented the handout: notice to contractors/subcontractors which are a

synopsis of the rules a contractor must follow. This notice is to remain posted at the job site during construction. Failure to observe these guidelines will result in fines as provided under the Architectural Committee Rules. Anyone planning to do any alterations/construction of their home are to call Jeff. Ted Robson said that Hardwood East Co. will add 4 lots in the area between the RV Park and Jill's home. The James Family owns the land and will begin platting. They will probably not start within 2 years. This land was designated to the James Family in the original development of The Ranch. This plot of land is the last area, in The Ranch, that can be developed. Their property begins 15 feet from the pavement.

MAINTENANCE: Due to Bill Cartwright's absence, Ted Robson gave Bill's report and answered questions concerning maintenance. Landscaping projects are to be approved by the Board before beginning any project. Discussions concerning the watering times and maintenance of property were answered by Ted Robson and Paul Cahill. Members need to abide by the watering schedule, because water pressure will be too low for homeowners at the end of The Ranch to water their lawns. So far there has been one major problem that has occurred. And this involved a line being cut by a construction truck. This involved many man hours to rectify the situation. To be pro-active about homes that are in need of paint and repairs, the Board sent out letters to 15 homes. Most of the residents have responded and are beginning repairs. Letters to residents recommending improvements, as required by the covenants, were sent out and were very effective. The Board will continue to have bi-annual inspections of resident's homes. Bob reported that a window is falling out of the storage unit. The junipers, located at the turn-in area of The Ranch, are in need of removal or trimming. This could be a potential, dangerous problem. Barbara mentioned that the underbrush will be dead on the junipers. Ted reported that they would look into these areas of concern. Larry mentioned that a sign is needed at the front entrance stating that this is a Planned Private Community in order to stop people from traveling through the community. Ted reported that the Board had already addressed this concern and agreed that a sign would not be effective in preventing trespassers.

Ted reported that all cleanups have been completed and a weed-killer has been applied. Dead trees and branches were removed by volunteers. Volunteer work has saved the Ranch a lot of money. Ted reminded the members that volunteer work is essential for The Ranch. Ted wanted everyone to be aware that Rosie and Howard are not responsible to haul away dead brush from private land. They can be hired for a nominal charge to the homeowner. It was mentioned that Phoenix will haul away trash for homeowners.

IRRIGATION: Ron Davis. Ron reported that all systems are currently working, but should remember that they are old pumps. Flooding, as in February, should not occur again as Jim Mede directed any future flow to go into the ditch. The pump schedule has been changed this year due to pressure and water flow problems. There is a reduction in time allotment; but, this allows every home to have better pressure and water flow. Pumps will shut down in late September or the first October. Residents expressed their desire to allow the water to run as long as the weather permits. Ron expressed the need to stick to your schedule and this schedule allows everyone to have adequate pressure. Water times are designated by zones. Anyone with any problems regarding their

schedule or water needs should contact Ron. The Irrigation committee is comprised of Paul Cahill and Howard.

In the open discussion time, Ron commented, that water is not turned off when it rains; maintenance is the only reason water is shut off. Bear Park pump was cut off when there was no water for one week. Kriss Larson thanked the Irrigation Committee for the work and time spent in repairing and maintaining the area.

SOCIAL: Ted Robson. Ted explained about the new memorial plan to be located in Bear Park. He reminded everyone of the letter send by Mary Nowotny. The letter explained that the memorial would be made possible by donations. So far, nearly \$1,000 has been donated and \$1800 is needed if we are to include a stone bench and granite memorial.

The area was designed by Laurie.

In Mary Hiller's absence, Ted presented the social report. He read a message from Mary Ann. "On behalf of everyone, I would like to thank the volunteers who so graciously hosted last year's social events:

The refreshment table for the annual meeting was set up by Myriam Palmer and JoAnn Davis, The garage sale was organized by Katherine Holt, The Labor day picnic was hosted by Myriam Palmer, Libby Heath, Ann Simms and Judy Burgess. The neighborhood coffee was in the home of Barbara Zelenka, the Christmas Party was hosted by Liz Cahill and the sending of cards/flowers/memorials was in the hands of Barbara Zelenka and Karen Miranda. On the slate for this year, we have these wonderful volunteers: The refreshment table was set up by Barbara Lynch and the garage sale is under the leadership of Jill Ward. The Labor Day picnic is waiting to be adopted; the Neighborhood Coffee is looking for a home. The Christmas Party is being hosted by Liz Cahill & Myriam Palmer. The sending of cards/flowers/memorials is once again in the capable hands of Barbara Zelenka and Karen Miranda.

VOLUNTEER SIGN-UP SHEET IS IN THE MAILROOM."

PRESIDENT'S REPORT: Ted Robson Ted mentioned highlights of the year including the following: Repair of the fence at the front of The Ranch, front rails were replaced and painted, and snow plowing caused some damage of the new seal done to the road. TS&S Construction was selected for snow removal again this year. If anyone wants S&S to remove snow in the coming winter, sign up at the mailbox. Ted thanked Myriam for attending to the addition of signs and the painting of signs that were in need of repair.. The Gazebo area will have the walk redone and the gazebo will be stained. The Board is currently taking bids to have the RV fence repaired. Thistle removal will be done again this year by volunteers and many volunteers are needed. Ted did not have to put any stickers on the trash cans this year as everyone put their trash out at the appropriate time. It was recommended that members ask to see a dog bag when people are walking their dog. It is recommended that people put their cars in the driveway at night and not leave their garage doors open during the day or night. A question arose concerning the parking of RV's on driveways. Ted replied that that is permissible for a few days. Ted thanked the people that live on the circle for their patience during the icy weather this winter. The County road had filled the ditch with ice when the county was cleaning the road; thus, causing an overflow into the circle.

OLD BUSINESS: Ted Robson. In response to the recommendation that everyone use the same waste management, Ted explained that this proposal was not accepted by the board.

NEW BUSINESS:

Results of Homeowners' Survey—George Widmeyer. Attachment: Ranch Survey. The members of the Strategic Planning for The Ranch committee is composed of George Widmeyer, Bud Burgess, Mick Olmstead, Jill Ward, John Taber and Ted Robson. George gave a brief history of their planning for The Ranch in regards to the survey that was sent out to all homeowner. The survey covered the strengths, weaknesses and opportunities for the future of The Ranch. The survey was concerned only with homeowners' opinions. Of the 107 mailed, 55 residents returned the survey. The first 10 questions were concerned with the weakness of The Ranch and the next 7 question were concerned with the focus for the Board for the next 5 years to address. The main focus will be on the infrastructure of the ranch; the pumps, irrigation system, roads, lakes, ponds, and streams. The main weakness is the covenant. It seems to be too restrictive in roofing choices and landscaping. Ted reminded the members that when changes are to occur, it is the homeowners' responsibility to make proposals to the Board. It is not the Board's responsibility to create new covenants or standards. In an open discussion, Jerry Zelenka asked if the Board kept a record of who voted and how they voted. Ted responded that the survey was anonymous and there is no way anyone knew who responded. Ted mentioned that the survey is appropriate; but, appreciative inquiry is the best hope for future planning. Katherine Holt explained another way to plan is the comprehensive plan update method.

Nominating Committee Report—Pat Borgers. The nominating committee recommended that Jeffry Brown, Myriam Palmer and Jack Siltan be the nominees for the coming year. As there were no nominations from the floor, the above were accepted. Jill Ward informed everyone that the members cannot be voted on by acclimation, but voting must be done by written vote. The candidates mentioned were elected by unanimous, written ballot.

Thanks were offered to The Board and volunteers by Jill ward for all the work they had done this year. Paul Cahill motioned that the meeting be adjourned and this motion was seconded by Linda Olmstead. The meeting adjourned at 3:35 pm.

Respectfully submitted,

Pat Borgers

Notation: The minutes were accepted as corrected by the membership following a motion by Betsy Petersen and second by Bud Poe at the Annual Meeting of the RPOA on June 7, 2009.