

**Solar Ranches (Filings 1 and 2a) Homeowners Association**  
**Annual Membership Meeting Minutes**

November 19, 2024

**Call to Order**

The annual meeting was held in person at the Tellurides Shop: 598 Palomino Drive, Ridgway, CO. It was called to order by Heidi Nadiak at 5:45 pm. Board members present were Heidi Nadiak, Andy Michelich, Allison Gelvin, and Carol Lee. John May was absent.

**Proof of Notice of Meeting & Confirm Quorum**

It was confirmed that the meeting notice and packet were sent by US Mail, emailed, and posted on the website, according to the Bylaws.

Members present at the meeting were: Mike Nadiak, Doug and Sandy Canright, Lynn Kircher (lots 24, 25, and 26), Raleigh Coburn, Rodney Fitzhugh, John Baskfield, Don Marsh, Judy Hazen and Fred Boyle, and Bryan Rea. There were 7 proxies received by the board prior to the meeting. Per the resolution dated March 26, 2018, 25% of the owners present either in person or by proxy constitutes a quorum. With 18 lots represented, the quorum requirement was met.

**Approval of 2023 Minutes**

The minutes of the 2023 Annual Meeting were sent out with the meeting packet. Judy Hazen moved to approve the 2023 minutes and Don Marsh seconded. There were no questions or comments. The motion passed unanimously.

**Financial Report**

Heidi Nadiak presented the general yearly expenses of the Homeowners Association. Of note, \$77 was spent on licenses and permits for the Colorado Department of Regulatory Agencies (DORA) and the Secretary of State; \$26 was spent on a raptor pole for the open space, and \$59 was spent on weed mitigation for class B noxious weeds in the open space. \$25 was saved on room rental for the annual meeting.

**2025 Budget Ratification**

Heidi presented the proposed budget for 2025. HOA dues will remain the same for the coming year: \$225.00 per lot and \$112.50 per duplex. Due to an increase in our liability insurance cost, \$200 was reallocated from open space (Outlot B) to liability insurance. Rodney Fitzhugh moved to approve the proposed budget and John Baskfield seconded. There was no discussion. The motion passed unanimously.

**Nominations and Election of Directors**

All members of the Board of Directors agreed to continue as board members for the 2025 year. This includes Heidi Nadiak, Andy Michelich, John May, Allison Gelvin, and Carol Lee. Rodney moved to nominate all current members to continue to serve for the next one-year term. Don Marsh seconded the motion. There was no further discussion and the motion passed unanimously. The Board of Directors will elect officers at the board meeting immediately following this meeting.

## **Committee Updates**

**Irrigation Committee:** Mike Nadiak presented an overview of what the Irrigation Committee accomplished this past year. In May they organized the ditch clean-up day (only four owners participated) to clean the irrigation ditch from our headgate down to the two ditches on either side of Chipeta Drive. This cleanup happens every year, it would be great if more owners could volunteer for this effort and clean out the ditch adjacent to their lot. The settling basin at the start of our ditch was also cleaned out. The concrete diversion box at the far east end of the north ditch was leaking and sending water into The Chipeta Lodge construction area. The Chipeta Lodge will work on cutting flows off completely, and they are considering surrendering their tiny share of the ditch water right. Committee members had some discussions with Dana Ivers after she threatened to fill in our settling pond if we do not sign a lease and pay her for the use of the land going forward. She has said she will not allow us to access her property to clean the settling pond next spring unless we pay. The settling pond is on our easement on her property and has been in use under the current agreement for 22 years. Attorneys are involved and the situation is ongoing.

**Architectural Review/Short Term Rental Committee:** Heidi Nadiak shared that two properties have requested approval for work to be done on their lots and approval was granted. One was for exterior painting at 680 Chipeta that has not been completed yet. The other was for building a small shed at 635 Chipeta, and there has been no action on that one yet either. There were two short term rental license renewal requests for 801 Chipeta and 901 Chipeta. Approval letters were sent to the town from the HOA Board for both of those. There is one more short-term rental that has not yet submitted a renewal request.

**Open Space Committee:** Heidi Nadiak provided an update on the Open Space Committee which includes homeowners from both Solar Ranches Homeowners Associations. A raptor pole was installed near the center of the west portion of the open space. The plan for replacing the fence along Sabeta across from the mailboxes has been put on hold due to cost concerns. Road base gravel was spread on the diagonal path heading west from the Sabeta mailboxes in late summer. This may have helped cut down on traffic on some other trails.

## **Open Forum: Member and Board Comments and Old Business**

Rodney Fitzhugh voiced concern regarding wildfire risk in the open space and potential HOA liability if something were to happen. Heidi shared that the Open Space Committee has done some research on defensible space (West Region Wildfire Council and Colorado State Forest Service). Discussion was had regarding mowing a yet to be determined distance from property lines bordering the open space into the open space. (primarily along the north side of the open space west of Sabeta and on the south side west of the main north/south trail.) Andy moved that the Board do more research to determine how far into the open space to mow, obtain a few quotes from companies or individuals who could do this, and move forward with this mitigation. All present voted unanimously to approve the motion.

Heidi reported that the main north/south trail is in need of more maintenance. Owners present agreed that it may be good to lay the same material (road base gravel) that was spread on the diagonal path this summer. Doug Canright suggested that there may be a need for some drainage/culvert work prior to new gravel being spread to keep that path from getting saturated. Fred Boyle suggested that the main east/west trail be moved to the main trail down the center of the open space. If this is graveled and well maintained it may keep traffic away from the houses. Lynn Kircher reported that there is a new, mowed trail being developed in the open space behind her property.

Rodney voiced concern regarding our HOA liability with the drastic increase in traffic on the open space trails. He offered to review the Association's liability insurance policy.

A lack of signage to deter unauthorized traffic may increase our liability hazard. Fred suggested that signage such as "closed for revegetation" may be more effective than signage like "keep out." The Board and the Open Space Committee will continue this discussion regarding potentially pursuing more proactive means of controlling unauthorized use of the open space.

Allison Gelvin reported that she recently measured radon levels in her house and they are very high. This is known to be a problem in the area. Homeowners may want to look into checking levels and getting mitigation if necessary.

Andy reported that the marshal requested that the speed limit sign in front of 660 Chipeta get moved from the center of the road to the side of the road. He has moved it to the easement by his house.

Andy reminded everyone to register/join our HOA website ([solarranches.com](http://solarranches.com)) and check it occasionally. There is a lot of helpful information on there.

**Adjourn**

Rodney Fitzhugh moved to adjourn the meeting, John Baskfield seconded. The meeting was adjourned at 6:53 pm.

Respectfully submitted by Allison Gelvin, Secretary, Solar Ranches HOA

I hereby certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

  
\_\_\_\_\_  
Secretary

11/18/25  
\_\_\_\_\_  
Date