

Solar Ranches HOA filings 1 and 2a
Executive Board Meeting
October 9, 2024, 5:00 PM
590 Palomino Drive, Ridgway, CO

5:00 Call to order

Intro/Determine Quorum:

- All Board Members present, quorum met

Financials:

- Savings: \$5199.12
- Checking: \$23,881.60

New Business:

Approve 2025 Proposed Budget:

- \$200 moved from Outlot B to insurance
- Legal fees will be higher this coming year. Money from our savings account may be drawn upon.
- Approved unanimously

Settling Pond Update:

- This spring Dana Ivers approached the Solar Ranches HOA Board requesting a lease agreement for use of the settling pond that Solar Ranches established along our irrigation water easement years ago. The settling pond is just below the headgate that delivers irrigation water to Solar Ranches. We have secured legal advice on this matter. Our lawyer and Dana Ivers' lawyer have been communicating over the course of the summer. No definitive action has been taken at this point.

Open Space:

Trail Work:

- A gravel/road base mix has been spread along about 50 yards of the eastern section of the original east/west trail. This was done in conjunction with the other Solar Ranch HOA (south side of open space). Our portion of the cost will be approximately \$100.

Weeds:

- Continuing discussion regarding noxious weeds in the open space included insect control (Palisade Insectary) and an herbicide – Milestone.
- Heidi has been spreading some rabbitbrush seeds in the western part of the open space.

Old Business:

Fence along Sabeta:

- Still considering designs and looking for materials
- We will revisit this

Raptor Pole:

- Located west of the main north/south trail, erected this summer by Open Space Committee volunteers, cost \$29.

Committee Reports:

Open Space:

- Open Space Working Agreement will be on the website

Irrigation:

- Water is still flowing and will be shut off soon

Architectural Review/Short Term Rental:

- We have had two review requests
 - 680 Chipeta approved for outside painting; not completed yet (John and Sveri)
 - 635 Chipeta (Jordan Batchelder) requested permission to build a shed between his garage and the fence - this was approved but has not been done yet
 - Three short term rental licenses come up for approval in December
 - 901 Chipeta, Raleigh Coburn sent a request for approval to renew
 - Unanimously approved
 - 801 Chipeta, Jack Young has not requested STR renewal to date
 - 870 Chipeta, Patty Kennett has not requested STR renewal to date
- 701 CHipeta is interested in building a carport but has not submitted plan yet

Annual meeting is November 19th 5:30, followed by a short board meeting

5:58 Adjourn