

Solar Ranches Filings 1 and 2a Homeowners Association

Executive Board Meeting Minutes

April 19, 2025

Call to Order & Determination of Quorum:

Heidi Nadiak called the meeting to order at 8:30 am.

Board members in attendance: Andy Michelich, John May, Carol Lee, and Heidi Nadiak. Allison Gelvin unable to attend. A quorum was present.

Financial Report:

Checking account balance: \$30,820.73

Savings account balance: \$5,200.42

Committee Reports:

Open Space:

Working with other Solar Ranch HOA on getting gravel for main North/South trail.

Irrigation:

Dallas Ditch Meeting: May 3, Don Marsh and Robert Warren will represent our HOA and Robert Savath.

Ditch Cleaning: Irrigation committee will be cleaning the ditch across Dana Iver's horse field on April 26. They will not be cleaning ditches adjacent to individual property owners. Board is asking that individual owners clean the ditches directly behind their property.

Settling Basin: The Board agrees with the committee's recommendation to not clean the settling basin this year and to keep our presence near Dana's property (our easement) to a minimum. There has been no recent communication with Dana or her lawyer.

Architectural Review/Short Term Rental:

The Architectural Review Committee has approved a small addition to the existing house at 635 Chipeta. Plans have been submitted. A \$1500.00 deposit will be collected prior to construction.

There are two Short Term Rentals: 801 Chipeta and 901 Chipeta.

New Business:

Open Space:

Trail Work: Sara Ballantyne, from the other Solar Ranch HOA, is coordinating gravel delivery for the main North/South Trail with Sako. Andy will look into borrowing a small Bobcat from Horizon Maintenance to move gravel along length of path. There was some discussion about a few low spots along the trail.

Prairie Dogs: Heidi Nadiak and Andy Michelich will research some options for getting some hay bales to put near prairie dog holes.

Irrigating: Continuing research and collecting of ideas to see what options exist for irrigating the open space is the course being taken.

Chickens:

John May has been researching town regulations regarding chickens and chicken sheds. He will be contacting Solar Ranches owners who have indicated an interest in having chickens. Our current CC&Rs do not allow for chickens, so there would need to be a vote of all owners to amend the CC&Rs before allowing chickens could happen.

Buffer zone for fire concerns:

Andy Michelich researched having a buffer zone cut/mowed along the property lines on the north side of the open space. The terrain is too bumpy and uneven for mowing. The board decided that any mowing of vegetation to create a buffer zone along property lines going into the open space should be done by individual owners.

Old Business:

Fencing along Sabeta:

The non-standing rails and posts will be taken to the Town's cleanup day dumpster. Andy Michelich will continue to keep his eyes/ears open for fencing materials at low to no cost. No further action is being considered at this time.

Weeds:

The county weed person did some localized spot spraying of some weeds in the open space last fall. We may want to work with this person again this year.

Next meeting:

Looking at the end of July or early August.

Adjourn: Meeting was adjourned at 9:45 am.