

Solar Ranches Filings 1 and 2a Homeowners Association

Executive Board Meeting Minutes

February 6, 2024

Call to Order and Determine Quorum 5:59

Present: Heidi Nadiak, Andy Michelich, Carol Lee, Allison Gelvin

Absent: John May

Approval of Prior Meeting Minutes – November 28, 2023

- Minutes approved unanimously

Financial Report

- Current checking account balance: \$25,463.43
- Current savings account balance: \$6,696.69
- Discussion about possibly getting a better rate on the savings account, possibly putting some money in a CD, but taxes are simpler the way it is now - Carol will look into it
- Accounting fee seems higher than it should be - Heidi will talk to Jane about it
- Most people have paid annual dues, but there seems to be a problem with paying via our website - Heidi will look into that and she will send a reminder email to those who have not paid

Committee Reports

- Open Space Committee (Carol Lee and/or Allison Gelvin)
 - Maybe we could do some serious maintenance on the main north/south trail, even if it's over the course of years
 - We need to talk to the other HOA about replacing the fence along Sabeta across from the mailboxes
- Ditch Committee (notes from Mike Nadiak)
 - Mike will call Travis, who works for Dana Ivers, to do settling pond cleanup that needs to happen this year
 - We need to do at least minimal maintenance on the two ditches before the water flows
 - Doug Canright has been going to meetings for the Dallas ditch to get timing on opening of the ditch
- Architectural Review/ Short Term Rental Committee (Heidi Nadiak)
 - No report

Old Business

- LeRanch water rights
 - No recent communication from LeRanch regarding their HOA wanting to get rid of their small water rights, however we need to get accurate information about the issue before taking any action.

- Mike Nadiak will talk to Rodney Fitzhugh (member of the Ditch Committee) about the situation.

New Business

- Architectural Review Policy
 - ARC guidelines on the website are pretty comprehensive and follow town requirements.
 - Solar and fence projects now need a permit from the town
 - We should be collecting deposits for projects requiring town permit
- Fire Mitigation in Open Space
 - Communication to Homeowners with suggestions about keeping fire danger to a minimum will be sent out in spring
 - Homeowners should create a clearing between their property and the ditch
 - The board members are all in agreement that mowing the field is not a good idea
 - The idea of spreading rabbitbrush seed at the west end of open space to possibly spread eastward with the wind was shared
 - Interest in planting trees and watering them with a drip from the ditch was shared
- Owner Comments
 - Carol talked to Preston Neill about fixing the bump at the end of her driveway

Next Meeting Date: June

Adjourn at 7:03