

Solar Ranches Filings 1 and 2a Homeowners Association
Executive Board Meeting Minutes
September 27, 2023
730 Chipeta Drive

Call to Order & Determination of Quorum:

Heidi Nadiak called the meeting to order at 4:05 pm

All board members were in attendance: Doug Canright, Carol Lee, and Heidi Nadiak. A quorum was present. Also, in attendance were John May and Andy Michelich (via phone).

Approval of prior meeting minutes:

A motion was made by Doug to approve the June 5, 2023, meeting minutes. Carol seconded the motion. June 5 meeting minutes approved.

Financial Report:

Checking account balance: \$21,035.85

Savings account balance: \$7,394.80

Committee Reports:

Open Space:

Discussion focused on continuing to communicate and collaborate with the Solar Ranch HOA (south side of open space) on common goals: noxious weeds, maintenance of paths. Mowing along the edges of the main N/S and E/W trails is occurring. John May shared his ideas of having a drone photograph the open space to see where current trails exist. He also suggested for future trail maintenance that a small bobcat be used to facilitate the distribution and spreading of gravel/trail mix on the main trails in the open space. John will pursue his leads on getting the aerial photos/mapping. The results can then be shared at a joint open space meeting with members from both HOAs in the hope that resources will be used efficiently.

Ditch Committee:

In August the Ditch Committee presented the HOA Board with a resolution regarding the use of irrigation water: Policy # 10; Irrigation Water Regulations. The Board adopted the policy. It is posted on the Solar Ranches website.

There are still a few lots that are not in compliance with our CC&R's and Policy #10. Letters of non-compliance will be sent to these owners, and the letters of non-compliance will be recorded at the Ouray County Clerk's Office.

Architectural Review/Short Term Rental Committee:

A plan for exterior landscaping at 701 Chipeta Drive was submitted in July and has been approved by the ARC. It is progressing toward completion.

Old Business:

Fencing along the east side of open space:

Two possibilities for replacing the broken fencing along the east side of the open space were discussed. One option: replace the old split rail fence with a similar one. Second option: get some large boulders placed.

New Business:

2024 Proposed Budget:

Doug Canright motioned that the 2024 budget be kept the same as the 2023 budget. Heidi Nadiak seconded the motion. There was discussion regarding possible upcoming expenses particularly for irrigation system maintenance and open space projects. Heidi will look at a few line items to make sure there are sufficient funds to cover some minor increases in annual expenses and make necessary adjustments. No further discussion was had. The 2024 proposed budget was passed unanimously.

Letters of Compliance:

Heidi will draft letters to the owners of properties that are not in compliance with the CC&R's and/or Policy # 10.

Le Ranch water rights:

Solar Ranches HOA was approached by Le Ranch HOA over the summer to see if our HOA wanted to acquire Le Ranch's small irrigation water right. Due to the obligation to maintain any infrastructure connected to owning water rights the Board unanimously agreed that Solar Ranches HOA is not interested in acquiring Le Ranch's water rights.

Owner Comments:

The group in attendance at the meeting discussed concerns expressed by owners in Solar Ranch HOA and one member of Solar Ranches HOA regarding concerns of fire in the shared open space.

John and Andy both asked about the possibility of allowing owners to have chickens.

Andy brought up concerns regarding a large leaning tree limb at 665 Chipeta and several other smaller branches along Chipeta Drive. Heidi informed the group that the property owner is responsible for having any tree work done.

There was no Executive Session.

Next Meeting: Annual Homeowners' Meeting, scheduled for Tuesday, November 28, 6:00 PM. The meeting will be held at the Ouray County Event Center, Meeting Room #2.

There will be a brief HOA Board meeting directly following the Annual Meeting.

Adjourn:

Doug motioned to adjourn the meeting at 5:10 pm, seconded by Carol.
Meeting adjourned.