

Solar Ranches HOA filings 1 and 2a
Executive Board Meeting
598 Palomino Drive, Ridgway, CO
October 6, 2025, 7:00 PM

Agenda

Intro/Determine Quorum:

Heidi Nadiak called the meeting to order at 7:00 pm.

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

Approve Previous Meeting Minutes:

Andy moved to approve the minutes from April 19th, 2025. Heidi seconded. All in favor. Motion passed.

Financials:

Savings: \$6,702.01

Checking: \$28,549.97

Heidi proposed moving \$15,000 from checking to savings to make some interest on it. All agreed to this.

New Business:

2026 Annual Proposed Budget

Insurance did not increase this year. We do not need to increase annual dues or have a special assessment.

John moved to approve the budget. Andy seconded. All were in favor. Motion passed.

Old Business:

Chickens:

John May presented information he has gathered from the Town regarding having chickens on private property. The Town allows for a coop with a setback of 8 feet on front and back property lines and 5 feet on side property lines. John proposed that we require a setback to avoid blocking adjacent properties' views and set a size limit. John will continue to research details pertaining to chickens and the possibility of allowing them in Solar Ranches. We will have to have a vote of the entire HOA to rewrite the covenants to allow chickens.

Weeds:

Sara Ballantyne, from Solar Ranch (filings 2b, c, and d) had Ouray County do some spot spraying of weeds this summer in the shared open space.

Committee Reports:

Open Space:

Settling Basin Update: South HOA (filings 2b, c, and d)

The Solar Ranch HOA is hoping to construct a small settling pond in the southwest corner of the shared open space. We signed an agreement with them to make sure we are covered in the unlikely event that something happens. Signed, sealed and delivered to Sara Ballantyne at the end of September. She will take this to the Town to get final approval from them to start the project.

Irrigation:

Settling Basin Update: our HOA (filings 1 and 2a)

There has been a call on our water, so the ditch will be closed this week. As soon as the settling basin dries out we hope to get it cleaned out this fall.

Regarding the legal issues with Dana Ivers: The Board has approved moving forward with getting a deposition from Robert Savath. If that doesn't happen, the Irrigation Committee recommends filing for a prescriptive easement, which has also been discussed and approved.

Architectural Review/Short Term Rental:

635 Chipeta is progressing on an approved addition to the west side of the home. 901 Chipeta and 825 Chipeta are the only short term rentals currently.

Owner Comments:

Speeding cars continue to be an issue. This and parking will be addressed in a communication to all owners.

Annual meeting plan: Tuesday, November 18, 2025, 5:30 PM at Tellurides shop (598 Palomino Drive, Ridgway).

Adjourn: Meeting was adjourned at 7:50 pm.