

Solar Ranches (Filings 1 and 2a) Homeowners Association

Annual Membership Meeting Minutes

November 28, 2023

Call to Order

The Annual meeting was held in person at the Ouray County Fairgrounds Building in Ridgway, CO. It was called to order by Heidi Nadiak at 6:00 pm. Board members present were Heidi Nadiak and Doug Canright, and Carol Lee.

Proof of Notice of Meeting and Confirm Quorum

It was confirmed that the meeting notice and packet were emailed, sent by US Mail, and posted on the website according to the Bylaws. Heidi Nadiak moved to acknowledge adequate notice of the meeting. Several members seconded the motion. The motion passed unanimously.

Members present at the meeting were: Laura Mah, Don Marsh, Sandy Canright, Mike Nadiak, Allison Gelvin, Lynn Kircher (lots 24, 25, and 26), Andy Michelich (665 and 660 Chipeta), Melissa McKay, Kevin Grambley, John May, and Robert Warren. There were 13 proxies received by the board prior to the meeting. Per the resolution dated March 26, 2018, 25% of the owners present either in person or by proxy constitutes a quorum. With 26 lots represented, the quorum requirement was met.

Approval of 2022 Minutes

The minutes of the 2022 Annual Meeting were sent out with the meeting packet. Mike Nadiak moved to approve the 2022 minutes. Allison Gelvin seconded. There were no questions or comments. The motion passed unanimously.

Financial Report

Heidi Nadiak presented the general yearly expenses of the Homeowners Association. Monies have been reallocated in the budget to cover rising costs in certain areas: tax preparation, liability insurance, PO Box, website. HOA dues will stay the same for the coming year: \$225.00 per lot and \$112.50 per duplex.

2024 Budget Ratification

Heidi presented the proposed budget for 2024. Don Marsh moved to approve the proposed budget. Robert Warren seconded the motion. There was no discussion. The motion passed unanimously.

Nomination and Election of Directors

Doug Canright officially resigned from the Board of Directors. Carol Lee and Heidi Nadiak agreed to continue as board members for the 2024 year. Andy Michelich was nominated by Heidi Nadiak to serve as a board member. He accepted the nomination. John May and Allison Gelvin were also nominated to serve as board members and accepted their nominations. Don Marsh moved to elect the slate as nominated for a one-year term. Kevin Grambley seconded the motion, and the motion passed unanimously. The Board of Directors will elect officers at the Board meeting immediately following this meeting.

Committee Updates

Open Space Committee: Doug Canright provided an update on the Open Space Committee which has homeowners from both Solar Ranches Homeowners Associations. Last fall (2022) there was a workday on October 29 to refresh the work done in 2021 on the main north/south trail. The committee will assess the

east/west trail that goes to the mailboxes on Sabeta before moving ahead with maintenance on that trail. No trail maintenance occurred in 2023. Robert Warren suggested that the next larger size trail mix be used for future trail work.

John May and Kevin Grambley shared an aerial photo of the Open Space which shows where current trails exist. Hopefully this photo can be used along with a map that Sandy Canright has to facilitate conversations about trails that should be considered for maintenance. A few owners requested that the “social” trails directly adjacent to their properties be discouraged.

Work that was completed in the Open Space this year involved noxious weed removal done on several occasions by members of both HOAs and a group of Ridgway Elementary School students. Doug and Sandy Canright also facilitated getting signs made and posted at the four main entrances to the Open Space. The signs indicate that the Open Space is Private Property and request No Motorized Travel, and Please Stay on Trails.

Doug Canright is working on figuring out/finalizing a joint management agreement with the other Solar Ranch HOA for the Open Space. Preliminary discussions have occurred with no definitive agreement since the land was purchased in 2002.

Irrigation Committee: Mike Nadiak presented an overview of what the Irrigation Committee accomplished this past year. In July the Irrigation Committee presented the Board with a resolution for regulations regarding irrigation water use. This resolution was adopted by the Board in August as Policy # 10. Homeowners received notice about this new policy via the website and it is also posted on the website. Committee members shared the job of brush cutting the entire lengths of both north and south ditches before the water started running. Projects for this coming irrigation season include: having the settling pond cleaned out; working with homeowners to get everyone on board with the new regulations; working on better water flow in the flat ditch sections; and most likely, brush cutting the ditches again.

Alternating days of water delivery (odd calendar days north side of Chipeta, even days south side of Chipeta) continued this year and is working. We had plentiful irrigation water through mid-October.

Architectural Review Committee (ARC): Heidi Nadiak shared that this year four properties have requested approval for work to be done on their lots. Two renovations have been interior modifications to existing structures. One is an addition project, and the other is exterior landscaping. The plans were approved by the ARC.

Open Forum: Member and Board Comments and Old Business

Heidi Nadiak opened the floor for comments and discussion from the members. Andy Michelich praised the ease of using our website. He also gave some background and ideas for replacing the broken fencing along the east side of the Open Space. Sandy Canright reminded members that this project will also need to include Solar Ranch HOA on the south side of the Open Space. Doug Canright mentioned that Solar Ranch HOA does not have any interest in replacing the fence. There was brief discussion about options and cost.

There are now two traffic calming devices on Chipeta to slow down motorists west of the stop sign at Sabeta and Chipeta. They seem to be working. There was also a speed indicator placed, by the town, along South Lena for several months this past year.

Prairie dogs in the Open Space came up briefly. Robert Warren would like to see some proactive measures taken to address prairie dog issues. He shared information about using hay bales as a deterrent for prairie dogs. Member discussion included hay bales and keeping the Open Space unmowed to deter prairie dogs.

New Business

Heidi Nadiak shared that a couple of homeowners had reached out to express concerns about the Open Space and wildfire danger. The other HOA's president has also been in contact with our Board regarding similar concerns from those homeowners. Upon doing some research (Western Regional Fire Council), it seems that a good compromise for addressing wildfire concerns could be mowing a fire break of 10 feet from property owners' fences into the Open Space. There was a question regarding who would pay for any possible mowing. Sandy Canright commented that mowing a fire break could be up to individual property owners, not the HOA.

Adjourn

A motion was made by Robert Warren to adjourn the meeting, Andy Michelich seconded. The meeting was adjourned at 6:50 pm.

Respectfully submitted by Heidi Nadiak, President, Solar Ranches HOA

I hereby certify that the forgoing is a true and correct copy of the minutes approved by the Board of Directors.

Secretary

Date