

Solar Ranches HOA filings 1 and 2a  
Executive Board Meeting  
May 7, 2024, 4:30 PM  
730 Chipeta Drive, Ridgway, CO

## Minutes

Intro/Determine Quorum: All board members present

### **New Business**

Settling Pond:

Mike Nadiak joins to explain situation:

The settling pond was dug out on April 2 by Travis, Mike went up to pay Travis, and Dana Ivers, owner of property where Solar Ranches headgate and settling pond are located, came by. She called Mike later in the day and informed Mike that she wants payment for use of the settling pond. The settling pond has been on the property for 20+ years. She threatened to have Travis fill in the pond if we don't come up with an agreement. The phone call ended by Mike and Dana agreeing to explore options with real estate people. Dana talked to some of her friends and asked for a lease and \$1000/year via a text message to Mike the following week.

The Irrigation Committee has been gathering information about the ditch and the easement since early April. The ditch has been there for probably 100 years. They did not find a specific easement. Colorado law would allow a statutory easement so we can have access to our water. The easement would typically be 20 feet, 10 feet on either side of the ditch. Rodney Fitzhugh has been doing some legal research.

Time is of the essence. Dana Ivers can be fiery and temperamental, so we would like to have an agreement before she decides to fill in the pond, which would be illegal. Mike reached out to a friend who specializes in water law and easements.

Rodney Fitzhugh says that the phone call to Mike on April 2 from Dana was extortion and should be reported to the Ridgway marshal's office.

There should not be discussion about creating a lease because it is an easement that we have had for free up until now. You don't lease an easement.

Proposed action:

- 1) Mike will report the extortion phone call to the marshal's office.
- 2) Mike will reach out to Travis to inform him about the easement and that doing anything to block our water would be illegal, even if Dana tells him to.
- 3) Dana will return from out of town on 5/13, we will set up a meeting with her when she returns with Rodney and a board member.

**Action plan approved unanimously.**

Get together with Solar Ranch (filings 2b, c, d):

Sveri would be happy to help coordinate with someone from the other HOA.  
Heidi will reach out to other HOA to get a point person.

Garden area at Solar Ranch entrance:

Erin Smith spoke to Heidi about working on the garden area behind the entrance sign.  
Heidi will work with a few others to do some "gardening" work and tidy it up a bit.

### **Old Business**

Fence along Sabeta, open space across from mailboxes:

Quotes from Kaylor: \$800 ballpark for materials to replace original fence.

Entire length from lot to lot is about 140 feet, 108 feet if replacing where original fence was.

We will need volunteers to provide labor to make it affordable.

Allison will look into having the person who helped her dig post holes helping us out with the same task.

Heidi will communicate with the other Solar Ranch HOA board to let them know we would like to work with them on this project.

**All agree we should move forward with building a 3 rail fence**

Raptor Pole:

Sara Ballantyne, from Solar Ranch HOA (filings 2b, c, d) board approached Heidi about putting up a raptor pole in the open space.

Sara has done some research on structure: an email with more information will be sent to board members.

**All agree to installing one raptor pole to start, probably locating it in the upper, west end of open space.**

Cost sharing:

Agreement for shared costs has been 27% for us, 73% for them based on doors in HOA  
All agree that we should keep the 27/73 share to keep things simple

Fire Mitigation/Buffer:

Both HOA boards are on the same page about not mowing the entire field for multiple reasons

One proposal has been to allow individual property owners to mow the space adjacent to their property out a specific distance, possibly 30 feet from the house or 10-15 feet out from property line/fence line.

**All agree that we should recommend that owners do this.**

### **Financials**

Home Depot reimbursement: ditch cleanout rentals

Mike rented some equipment for the ditch clean-up and we got a good deal

Heidi will pass along the receipt for payment (\$71.65).

Savings: \$6697.52

Operating: \$26,609.43

## **Committee Reports**

Open Space:

No update

Irrigation:

See above

Architectural Review/Short Term Rental:

795 renovation is about done, deposit will be remitted once we are sure they will paint the garage the same as the house.

Garza is making progress with landscaping in his yard; he will make the driveway entrance narrower by reinstalling metal fencing.