

East Ranch Association Annual Meeting Minutes

February 27, 2017

7:00 – 900 p.m. Eldorado Fire Station Classroom

Attendance & Agenda:

Board Attendees:

Lou Bruno
Marty Barnes
Nichole Bobo-Greenwell
Bonnie Keene

Absent Board Member

Scott Ullery

Architecture Committee

Dave Keene

Resident Attendees:

Dan Barnes
Rob & Amy Booth
Peter Bopp
John & Marlene Borger
Fran Bruno
David Burling
Ed Coon
Steve Duke & LeAnn Spencer
Pat Greenwell
Cheryl Kawazoe
Ron Lipp & Michelle Turner
Joyce Pluto
Jean Stokes

Agenda:

- I. Introductions
- II. Eldorado Fire Station Presentation
- III. Approval of 2016 Minutes of Annual Meeting
- IV. 2016 Year-End Summary:
 - a. Financial Report – 2017 Budget
 - b. East Ranch Roads
 - c. Architecture Committee Report
 - d. Review of 2016 Home Sales Activity
- V. Implementation of Existing Ranch Road Maintenance Agreement:
 - a. Ranch Road Maintenance Status
 - b. Potential Road Work for 2017
 - c. Ranch Road Policies & Procedures
- VI. New Board Nominations & Results
- VII. Open Discussion Items:
 - a. East Ranch Beautification Project
 - b. Mailbox Structure Area
 - c. 285 Coalition Representative
 - d. Additional Topics
- VIII. Adjourn

I. Introductions

Discussion:

- Introduction of East Ranch property owners in attendance

Action:

- None

II. Eldorado Fire Station Briefing

Discussion:

- Safety briefing by Chief Glenn Salmes
- Reminder by Chief Salmes to make house numbers visible for emergency response

Action:

- None

III. Approval of 2016 Minutes of Annual Meeting

Discussion:

- Cheryl Kawazoe noted last sentence in IIID should read “without” rather than “with”.

Actions:

- Marty Barnes to make correction as noted.
- Minutes approved with correction.

IV. 2016 Year-End Summary

Discussion:

- a. Bonnie Keene presented the Profit & Loss and Balance Sheets for end-of-year 2016 and the 2017 Budget (attached). David Burling asked where the money came from for road work. Bonnie said ER had \$5,700 in reserve but knew it would cost more so the difference came from last year’s annual dues. She mentioned there are, to date, several outstanding assessments due.
- b. Bonne reported ER required only one snow plowing this winter. After the ER road work in the summer of 2016, the contractor had to return in August to do cleanup due to a rainstorm which caused damage. Dave Keene reported ER has a maintenance schedule with the contractor and the needed repair work will be identified in June 2017. Dave Keene mentioned “check dams” are planned to help slow down flow of water in ditches. \$4,000 to \$5,000 is budgeted each year for road maintenance. The roads are plowed when a depth of 3” of snow is reached (at a cost of \$600) to preserve the roads. Jean Stokes stated she felt the snow removal was not done well as piles of snow were left in the cul-de-sacs. She also asked if the weed removal was done by the same contractor as she believed a good job was not being done with that either. The weed removal is done by a different crew.
- c. Dave Keene submitted the Architectural Report (attached) for 2016. There were no comments or questions.
- d. There are currently 3 lots for sale in ER. In 2016 there were 1 lot and two homes were sold.

Actions:

- None

V. Implementation of Existing Ranch Road Maintenance Agreement

Discussion:

- a. Bonnie and Dave Keene reported on the status of the Ranch Road Maintenance agreement (attached) which has been negotiated among ER, the ranches and the HOAs along Ranch Road. The maintenance agreement is not a legal document, but instead, an agreement among the involved parties to act in good faith to maintain Ranch Road. Jean Stokes asked what is to prevent any of the parties from dropping out. Since the agreement is simply a document of understanding, there is nothing to prevent this from happening. Bonnie and Dave stressed how far the process had advanced.
- b. Maintenance was done on the road in the summer of 2016 to forestall more damage. Dave Keene said Ranch Road was built on hard pack adobe and has no drain-off shoulder which makes it necessary to keep current with maintenance issues.
- c. The agreement and the completed maintenance is setting precedence for future work which needs to be done. Steve Duke asked the cost to each HOA. Each HOA pays a percentage of the cost based on usage of the road. East Ranch pays the highest percentage at 42% because ER residents use the entire road. Bonnie and Dave’s hard and persistent work in achieving an agreement of cooperation among the Ranch Road parties was acknowledged.

Actions:

- None

VI. New Board Nominations and Results

Discussion:

- Bonnie Keene, Nominating Board Chairperson, announced the results of the ballots received to fill the 3 open ER Board positions. Steve Duke, Michelle Turner and Cheryl Kawazoe were elected to the positions by majority vote.

Actions:

- None

VII. Open Discussion

Discussion:

- a. Lou Bruno reported new stop signs could be purchased at a cost of \$120 per sign. Replacing the present street signs with custom-made signs was discussed. Also, the possibility of installing solar lights at the entrance sign to ER was mentioned.
- b. The mail building is in need of being restained. Lou said he had a quote for staining plus materials of \$400. Bonnie mentioned there is about \$2000 in the budget to complete some of these projects, but cautioned that not all of this amount should be used as some should be held in reserve for emergencies. Marlene Borger suggested homeowners do some of the beautification work to save money.
- c. ER needs to have a representative to the 285 Coalition. This Coalition serves to keep area residents apprised of what is happening that might impact them.
- d. Jean Stokes brought up the Eldorado chicken ruling. She believes the clarifications made by the ER Board in 2015 could be reversed based on the ruling made in the Eldorado court case which ultimately ruled in favor of homeowners. John Borger asked why ER residents were not to drive into the mail building. Lou Bruno explained the edge of the cement could be broken down by vehicles repeatedly driving over it. Peter Bopp added that ice and mud build up on the cement when cars are driven over the cement. Also, cars have hit the mailboxes.

Actions:

- New Board will consider beautification projects.
- David Burling mentioned he would be interested in serving on the 285 Coalition.

VIII. Adjourn