

*DRAFT – TO BE APPROVED AT THE 2021 ANNUAL MEETING*  
**LE RANCH HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
**JANUARY 16, 2020 – 6:00 9m**  
**RIDGWAY PUBLIC LIBRARY – 300 CHARLES STREET**

**Call to Order:**

The meeting was called to order by Board President, Susan McMurry, at 6:00 pm.

**Welcoming Remarks/Sign in/Proxies/Determination of Quorum**

Homeowners were welcomed and thanked for attending. Those present signed in and proxies were noted on the sign in sheet. 40%, or 8 homeowners, was required for a quorum, and with 6 attending in person and 4 proxies, a quorum was determined.

**Introduction of the Board of Directors and Mountain Mansion Management**

The current Board introduced themselves – Susan McMurry, Alice Goertz, and Bruce MacIntire. Sylvia Pennings of Mountain Mansion Management was introduced.

**Proof of Notice**

The Annual Meeting package was mailed out to the last known mailing address of each homeowner and posted on the website, [www.sjamins.com/le-ranch](http://www.sjamins.com/le-ranch).

**Purpose of the Meeting**

The purpose of the Annual Meeting is to ratify the 2020 Budget, address homeowner concerns, and hold elections for open Board positions.

**Review of Meeting Minutes from the 2019 Annual Meeting**

The minutes of the 2019 Annual Meeting were included in the information sent to all homeowners. There were no questions or comments on the meeting minutes. A motion was made by Bruce MacIntire to approve the minutes as presented. Susan McMurry seconded and the motion passed by unanimous vote.

**Financial Reports - 2019**

Sylvia Pennings presented financials for 2019. A Reserve Account was established for capital repairs and currently holds \$2,750. Nearly all the dues for 2019 were collected and one homeowner was making regular payments to get current. There were no unexpected expenses in 2019. Sandy Countryman made a motion to accept the financials as presented. Bruce MacIntire seconded the motion and it passed unanimously.

**Presentation of 2020 Budget**

The 2020 Budget was presented by Sylvia Pennings. There was no increase in dues and remains at \$200 per lot per year. The expenses generally stayed in line with what was budgeted in 2019. The Board adopted the budget on October 15, 2019 and there were no objections for the homeowners present, therefore the budget was automatically ratified.

**New Business**

Snow removal was discussed and Mountain Mansion Management will confirm a vendor is in place for shoveling the snow in front of the mailboxes. Vacant lot owners will be reminded that they are responsible for the snow removal of the sidewalks in front of their properties.

A concern was brought up regarding fire danger in the field to the east of the subdivision owned by the two Solar Ranch associations. A letter will be mailed out to both associations regarding this concern and asking that a reasonable defensible space be created between the homes in Le Ranch and the field.

**Nominations and the Election of Board of Directors – One Open Board Position to be Filled**

Alice Goertz has one year left in her term and Bruce ManIntire has two year left in his term. Susan McMurry's term is expiring and she is not re-running for election. Jeff Cristol nominated Gary Knox to serve a three year term. Alice Goertz seconded the nomination and Gary accepted. With no further nominations, all voted in favor to elect Gary Knox to the Board for a three year term.

**Adjournment:**

With no further business to discuss, Sandy Countryman made a motion to adjourn. Bruce MacIntire seconded the motion and the meeting adjourned at 6:44 pm.

SUBMITTED BY:

Sylvia Pennings

Mountain Mansion Management