

Le Ranch HOA Annual General Membership Meeting

January 20, 2019; 3-5pm

Location: Ridgway Library, 300 Charles Street, Ridgway, CO

In Attendance: Sandy Countryman, Melissa Countryman, Susan McMurry, Gary & Carlene Knox, Bruce & Barbara McIntire, Alice Goertz, David Stytz, Patrice Cambell, Thomas Welch, Jeff Cristol & Ursula Cristol (& Sylvia Pennings for her MMM presentation)

Agenda:

1. Open Meeting & welcome: Sandy Countryman
2. Acknowledgment & Welcome to new association members due to lot and home sales: **Sandy Countryman**
3. Mountain Mansion Mgt.: presentation from Sylvia Pennings & vote on hiring MMM
4. Update contact info: if you've not updated your contact info with us in 2019, please fill out the form @ the meeting:
5. Treasurer's Report. Acknowledgement that state and federal tax returns have now been filed for all years 2008-2017 THANK YOU SUSAN!!!!
6. Acknowledgment of dues assessment.
7. Vote/Election of new board members
8. DRB: request volunteers for 3rd seat opening
9. acknowledge increased number of rentals in the neighborhood & responsibility of owners to inform renters of compliance with neighborhood Bylaws & guidelines.
10. Street & driveway parking in the neighborhood (vehicles, RVs, trailers)

Meeting:

1. The meeting opened at 3pm with a Welcome
2. Introducing all members present & welcoming new members (Bruce & Barbara McIntire & Patrice Campbell)
3. Susan McMurry introduced WHY we would consider hiring MMM;

MMM: Sylvia's presentation: see MMMs "Scope of Service for Homeowners Associations"

Members asked the following questions:

~What triggers additional fees? Draft resolutions, etc would be at contract rate (usually @ \$50/hr); Office supplies (tracked & billed to HOA monthly);

~Contract renewed annually? YES

Vote via proxy:

(question): I agree to employ MMM.

(responses): Yes: 9. No: 1. No answer: 3:

(results): Our membership has voted to hire MMM

4. Update contact info: spread sheet sent around & changes noted
5. Treasurer's report: Susan McMurry gave her report (as included in the annual letter) for 2017-18 & Budget for 2019
6. Dues assessment for 2019:

Vote via proxy:

(question): If we employ MMM, I agree to the on-going annual dues of \$200 per lot

(responses): Yes: 9. No: 1. No answer: 3

(results): Our membership has voted to assess our annual dues to be \$200 per lot (plus additional Dallas Ditch fees for those lots having water rights).

7. New HOA Board Members: Alice Goertz & Bruce McIntire have volunteered to serve on the Board (thank you to both for their willingness to serve our community)

Vote via proxy:

(question): Board Elections (Please choose 2)

(responses): Alice Goertz: 13 Bruce McIntire: 9. No Answer: 3

(results): Our membership has voted to elect Alice Goertz & Bruce McIntire to the HOA Board. Susan McMurry will continue to serve out her term on the Board. A BIG, HUGE THANK YOU to all three of our Board Members: we greatly appreciate your service!

8. DRB: Jeff Cristol has volunteered and been appointed to the DRB; Patrice Campbell has offered to serve in the future. Another BIG THANK YOU to Jeff & Patrice and to our other current DRB members, Tom Welch & Adam Birck: your willingness to serve is greatly appreciated!
9. Due to increased # of rentals and owners' responsibilities: informed all present that property owners MUST be the ones to inform and enforce HOA Bylaws. Please see attached CCRs & Bylaws: these are the documents that govern our HOA. Property owners may share this information with their tenants if need be.
10. Street & driveway parking (Vehicles, RVs, Trailers, etc): We will continue to work together as a neighborhood to follow all Town & HOA laws/regulations. Landlords will remind their tenants of all necessary regulations.

Meeting adjourned at approximately 4:20pm