

Minutes of the Brown Ranch Community Association
April 8, 2010
6:00 PM

The meeting was called to order by John Moir at 6:05 PM.

John Moir presented the budget, and went over the financial reports that were included as part of the agenda presented during the meeting. Further detail was given regarding Axel Hasto caring for the common areas, prairie dog control and irrigation start-up.

The following Items were discussed during said meeting:

Item #1-Fish & Dead Tree Removal

John Moir mentioned that the fish in the pond had survived the winter and were doing well. It was also mentioned that work would commence soon on the removal of trees within the open space along Chestnut Drive.

Item #2-Marketing

John Moir discussed the change in marketing firms as Alan Brown from Coldwell Banker would be the on-site agent for the foreseeable future. The website will also be re-developed and a section will be set up that will be restricted to homeowner access. This will include directory information, community events and other pertinent information.

Item #3-Dues for the next Fiscal Year 201-12

John Moir brought up that the budget is running a small deficit and that dues should be increased to account for higher in costs. It was suggested that the dues would be increased to \$150 for the irrigation assessment and \$350 for the Association Assessment. This would allow for the accumulation of cash within a reserve fund for such items as machinery and pump house replacements. As the neighborhood continues to build out there is a possibility that dues could decrease, at the minimum they would stabilize.

Item #4-Park Use

Several Homeowners have brought the issue of strangers using the park and dog poop left un-picked-up. Different solutions were discussed, and it was decided that homeowners need to be made more aware of the need to pick up after their dogs. If strangers are seen in the community it would be OK to call the Montrose Police department and alert them. It was also discussed that parents should be allowed to let their children play until dark, meaning later hours during the summer months.

Item #5-Enforcements of Covenants and Landscaping of Homes

There was concern expressed over the fact that there is a home in Brown Ranch that has yet to be landscaped. There was also some question as to whether people who bought lots in Brown Ranch would be forced to build homes on those lots as required by the Architectural Guidelines. With the change in times economically, it was pointed out that there is little remedy for either situation. Liens could be placed on these properties but it is a difficult situation to physically enforce the landscape standard, when the homeowner is experiencing financial duress.

Item #6-Yard Signs

There was a question regarding the placement of political signs placed in yards. It runs against the covenants to put signage in yards without previous approval by the Architectural Committee.

Item #7-Brown Ranch Homeowner's Directory

During the next couple of months there will be a directory of all the Homeowners available to the residents of Brown Ranch at the sales office.

Item #8-Radon Testing and Remedy

Several homeowners in attendance mentioned that the test results for radon levels in their home had exceed the national acceptable standard. The presence of radon in the home can be a serious health risk. It is recommended to all homeowners that they should have their homes tested and if necessary have the appropriate remediation performed in order to meet the acceptable standards.

Item #9-Community Work Day and Potluck

In past years there has been a day organized around getting the Brown Ranch common areas cleaned up. This year there is nothing in particular to focus on. It was suggested that there should still be a potluck and further news would be forthcoming on that event.

The meeting was adjourned at 7:10 PM

Respectfully Submitted
John T. Moir, President