

## **Brown ranch Community Association Meeting Minutes**

**April 10, 2019**

**125 Merchant Way, Montrose**

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

There were about 28 Members in attendance who went around introducing themselves

### **Board**

The advisory board members; Judy Ann Files was introduced by John Moir to the numerous homeowners that attended, no other Board members were able to attend the meeting.

### **Budget**

John Moir opened with review of the financials year to date. The budget was discussed and will stay pretty much the same through 2019-20. The pump system and the landscaping equipment is 15 or so years old and may need replacement /repairs in the next few years. A discussion followed regarding raising the homeowners fee. In the future, John Moir will be sending each member a "ballot" to vote on the amount of increase. It is expected that dues will increase either in 2020 or 2021 by another \$50.00.

### **Irrigation and Landscaping**

Irrigation water was put into the tunnel on April 1<sup>st</sup>. So far there is no water in the Main Canal but is expected by early next week. The main line at Brown Ranch will be pressured up within the next two weeks with water becoming available by April 29<sup>th</sup>. For those who have irrigation water for their yards, it is advisable to wait at least one day after water is in the system before starting up yard systems. Irrigation and maintenance of the open spaces will begin around May 1<sup>st</sup>. If you know of open space irrigation heads that are spraying inappropriately, please flag them Blue flags are available at the sales office). If there is an eruption or an obvious leak in the system is noticed, please call Jason Casebolt at (970) 901-0131 or Ralph Files at 249-9355

Jason Casebolt will be maintaining the turf areas in the Brown Ranch open space again this year. He will officially be starting the last week of April/ first week of May. He has several people that will be assisting him in the mowing and maintenance duties.

Weed control will be an ongoing process. Green space fertilization will be in August. Please place yard clippings in the pile location off of Otter Road.

Prairie dog control will be taking place towards the end of April, any areas that need special attention should be flagged (red flags at the sales office) and communicated to John Moir.

### **New Business**

A point was made that the trails around the pond area have some muddy areas, it was suggested that additional gravel be added to these areas. This will be scheduled later this year.

A neighbor from a home south of Brown Ranch has been seen walking through the neighborhood. Please be careful in dealing with him as he may not be mentally stable.

There was discussion regarding the removal of tree stumps and improving the areas between the homes on west Mahogany and the open space. This will be worked on throughout the summer.

Comments were made about slowing down the construction traffic, this is being communicate to the builders working in Brown Ranch.

Lines were painted on the court west of Chestnut in order for people to play pickle ball.

George Banash and Phil Moomjean spoke to everyone regarding the Neighborhood Watch Program that they are spearheading for the Brown Ranch community. This is on a volunteer basis and personal information will remain confidential. Judy Ann files will assist in establishing the program.

Meeting Adjourned at 7:10 PM