

Brown Ranch Community Association Meeting Minutes

September 2, 2020

Lawn at the BR Sales Office, Montrose, CO

The meeting was called to order by John Moir @ 5:05 PM.

There were about 40 Members in attendance who went around introducing themselves

Board

The advisory board members; Judy Ann & Ralph Files, Barb Lockwood, Jerry & Sue Gleason and Jodi Pyle were all introduced by John Moir to the numerous homeowners that attended, the other Board member, John Millerchip was not able to attend the meeting.

Budget

John Moir opened with review of the financials year to date. The budget was discussed along with the increase of \$50 to the dues putting these at \$400 per year. 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 homeowner's fees and it was contemplated that no further increase would be needed for several years. In the future, the Association will be sending each member a "ballot" to vote on the amount of increase.

Irrigation and Landscaping

Irrigation water was put into the tunnel on April 1st. The main line at Brown Ranch was pressured up and water became available by April 23rd. Irrigation and maintenance of the open spaces began around the last week of April. 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 notify John Moir or Judy Ann Files

Devin Franklin has been maintaining the turf areas in the Brown Ranch open space again this year. He officially started the last week of April/ first week of May. He has several people assisting him in the mowing and maintenance duties. A mower was purchased for maintenance of the open spaces for \$12,000 on a 3 year note. List price new was over \$26,000. The mower only has 350 hours on it.

Weed control and green space fertilization will be performed mid-September to mid-October. Please place yard clippings in the pile location off of Otter Road. There was a good discussion regarding the yard clippings pile and how to best get rid of the debris on a yearly basis. No final conclusion but the Association will take comments into consideration.

Prairie dog control took place mid-May and areas that needed special attention were flagged (red flags at the sales office) and communicated to John Moir. There appears to be better control over these critters.

New Business

There were several lively discussions regarding whether people received notification of the meetings, whether the Declaration and Rules were being applied fairly across the board and which open space areas were to receive what degree of maintenance.

John Moir made a statement that the Declaration, Rules and Guidelines and the Bylaws of the Association would be reviewed by a firm specializing in HOA Law in the near future. Once reviewed and revised they would be shared with the owners for their comment before being finalized.

Several Owners were concerned that they had not received any notification regarding the meeting and the associated attachments. The original notifications for the meeting were sent via mail to all owners. The original meeting was then cancelled because of the Covid 19 concerns. The notices for the September 2 meeting were then sent via email in early August. The Association has compiled a complete list of email addresses and has verified the correctness of those addresses. Effort will be made to assure that all residents receive correspondence.

There was much discussion regarding the placement of the political signs on owner's properties. The Board is working on wording that will clarify the placement of political signs and is also working on enforcement language and fine schedules. It has been clearly stated that political signs should only be displayed 45 days prior and 7 days after an election.

There was discussion regarding the removal of tree stumps and improving the areas between the homes on west Mahogany and the open space. These areas have mostly been corrected and are currently being mowed.

The use of Fire Pits was brought up and it was noted that there is a Montrose City ordinance that does not allow for the burning of wood in outdoor fireplaces and fire pits. The Association defers to the City for this enforcement.

Comments were made about the parking of RVs and Trailers within the streets of Brown Ranch. It was explained that the regulations were somewhat relaxed because of visitors and the social distancing requirements based on Covid 19.

The Neighborhood Watch Program has been put into place for the Brown Ranch community. This is on a volunteer basis and the Associations representatives are Phil Moomjean and Andrew Beard. Judy Ann Files assists in communication with the Community.

Items for the Advisory Board's consideration include possible revisions to the mowed areas and mowing policies as well as opening up the Architectural Review to neighboring Owner's comments.

Meeting Adjourned at 7:10 PM