

RANCH AT COULTER CREEK HOMEOWNERS ASSOCIATION

Integrated Mountain Management
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NOTICE OF BOARD MEETING

To be held on Friday, August 3rd, 2018 9:30 AM
Located at: Integrated Management Conference Room
1001 Grand Avenue
Glenwood Springs, CO 81601

Notice is hereby given that a Board Meeting of The Homeowners Association of The Ranch at Coulter Creek will be held on Friday, August 3rd, 2018 at 9:30 AM local time for the following purposes:

Board Meeting Agenda

- 1. Call to Order/Verification of Quorum:** Meeting was called to order at 9:33 am by Aaron Walker with Integrated Mountain Management. Quorum was established with the following directors present: Carl Moak, Tom Rice, and Whit Whitaker. Ellen McPhail was not Present.
- 2. Financial Review:** Aaron presented the June financials for review. It was noted on the Balance Sheet that there was a negative balance of -\$2,489.39 in the operating account, \$124.63 in the Petty Cash Account, and \$60,621.12 in the Reserve Account. It was also noted on the Budget Comparison Report that the association is operating at \$5,101.01 expense over income, year to date. This variance is due mainly to the increase in legal fees for the year.
- 3. Discussion Regarding Pet Rules:** There was discussion about pets running free, out of owner control, in the association. The board talked about changing the rule but decided that it was best to leave it as is for now as it would take a change to the covenants. There is tons of BLM land adjacent to the subdivision for dogs to run.
- 4. Discussion Regarding Creating a Comprehensive Landscaping Requirement Document:** There was discussion about creating a more comprehensive document for landscaping requirements. The board doesn't feel like a "cookie cutter" approach is a good idea for the subdivision. They want somewhere between a cookie cutter and a comprehensive approach to the landscaping for the subdivision. Tom made a motion to have someone draft a new policy, Whit seconded the motion, and all were in favor. Carl has a quote for this. It will take around two days at \$125/hr. Tom may know someone that can give us a 2nd quote.
- 5. Report on Ralston Reservoir:** Carl has talked to John McDonald and is still working through the process with him but isn't close to drafting an agreement yet. He also talked to the Park Ditch People. They are still interested.
- 6. Adjourn:** Meeting was adjourned at 10:42 pm.

