

Ranch Crest Sect. 3 & 4 Homeowners' Association

Meeting Agenda

March 1, 2025

MEETING CALLED TO ORDER AT 1007

ROLL CALL – Board Members

President, Angela Knee Hahn

Vice President, Mary Mims

Treasurer, Stephanie Livesay

Secretary, Robin Gunning

Board of Director Member, Jon Wierema

Board of Director Member, Joel Hahn

APPROVAL OF PREVIOUS MEETING MINUTES – Angela motioned to approve, Jon second it.

PRESIDENT UPDATE

GROUND'S UPDATE

- Retention pond, HOA now owns all of it, free and clear. Taxes are \$10 year. Now need to get it maintained.
- Working on park deed. Ownership will be sections 2, 3, and 4
- Seesaws have been fixed, and parking lot widened.
- Board has approved sidewalk.
- Need to get liability insurance for retention pond.
- Erosion – Finding out who is responsible. Speaking with CIPRA, attorneys' office.
- Discussed steel gate of whether it will be repaired as it keeps out 4x4's.
- Need to make a NO TRESPASSING sign. Advised to contact sheriff if there is an issue.

TREASURER UPDATE

- Current Balance
- 2024 Budget summary
- 2025 Budget planning
- Request extra \$25,000 for retention ponds work. Has not been budgeted for this year
- Split \$120,000 for reserve account. \$114,452 left in main account.

- If yearly dues are late there will be \$30 late fee. If still late will receive a certified letter, and if account is still not settled will be turned over to attorneys.

COMMUNITY UPDATE

- Mary Sims suggested community gathering every 3 months. Putting together a hospitality committee.
- Discussion on vehicles speeding thru the neighborhood. Options discussed are hiring private law enforcement officers and speed bumps.

UNFINISHED BUSINESS

- Joel Hahn is on the park committee.
- When park is updated discussing putting in dog waste bins.
- Solar flood lights – from dusk to dawn \$300-400 each in parking lot and play area.
- Clear out a walking trail in the back.
- Brought up to have businesses sponsoring play equipment.
- Advised there will be a drone flying over ponds to see what kind of work needs to be done.
- Question regarding roading NOT going thru to new subdivision
- At this time there are three (3) different sets of deed restrictions. Angela proposes to make one set.
- If resident wants to use a metal roof, sheet metal is prohibited.
- If grass is over 12" HOA can have it mowed and charge the resident.
- Trash can can't be left in front of the gate.
- Carport must match front or side elevation of the home. It must look like it matches the rest of the house.
- Describe in detail how mailboxes should look.
- Request for ACC OR Deed Restrictions update.

Angela motion to adjourn meeting at 11:24 am. Joel and Mary, second it.