

Saddle Ridge Ranch Homeowner Association

2010 Annual Meeting

October 19, 2010

Call To Order

Lot 1 – Kim Hansen
Lot 2 – Doug Dapuzzo
Lot 6 – Pam Keene
Lot 7 – Timothy Fretthold
Lot 8 – Doug Dapuzzo
Lot 11 – Karen representing Hans Helmerich
Lot 12 – Karen representing Hans Helmerich
Lot 14 – John Rosen
Lot 16 – Jonathan Rose

The meeting was called to order at 9:15am. Quorum established with nine lots present.

2009 Minutes

John Rosen motioned to approve 2009 minutes, Kim Hasen seconds. 2009 Minutes unanimously approved.

Manager's Report

Hans Helmerich sent a check to retroactively pay for costs associated with Design Review Board process in 2009. Thank you Hans.

David gave an update on the barn. [See report.]

There was a discussion about the water to the barn. We can turn the water off at the water shutoff (located midway between the curb and the barn) and drain the line so that heating the barn will not be necessary. Timberline Mechanical will be winterizing the bathroom. After much discussion, it was agreed to keep the heat at 55 degrees to prevent possible freezing.

David gave an update on the trail easement, progress on Lot 10 construction, and Lot 4 Design Review Board Process.

John Rosen gave a brief update on the Design Review Board process regarding Lot 4. It is anticipated that it will be moving towards the final review stage.

Budget

John Rosen suggested trying to find a way to rent out the barn. Doug explained that the county would prohibit renting it out due to concerns about traffic turning on and off of Gothic County Road.

It was determined that if there are no immediate concerns about keeping cattle out or maintaining horses on the property, we should delay repair of a fence. Karen will contact Hans Helmerich and find out whether he intends to have horses. [In a follow up email, H. Helmerich indicated he does not have plans to keep horses.]

There was a discussion about Legal Services line item in the budget, and it was determined to switch \$1,500 to Maintenance-Other and remove from Legal Services.

David Dlugasch noted that there is a crack in the middle of the road and it may need to be sealed. Peak will contact Lacy Construction to get their opinion.

Ditches and culverts were all repaired last year. The budget does not reflect major work for the ditch next year because the majority of work has been taken care of.

It was determined that regular barn maintenance will be billed to the Association. D. Dapuzzo agreed that the developer is responsible for all of the finishing work to be done on the bathroom and the exterior of the bathroom.

Tim Fretthold motioned to approve budget with the above noted changes. D. Dapuzzo seconds. Unanimously approved.

Elections

The newly elected Board of Directors is:

President, 3 year term – Jonathan Rose
Vice President, 2 year term – John Rosen
Vice President, 2 year term – Doug Dapuzzo
Vice President, 2 year term – Tim Fretthold
Treasurer, 1 year term – George Habib

Establish Date for 2011 Meeting

Tuesday, October 18, 2011 at 10:00am MST.

Saddle Ridge Ranch Water Company Update

Roscoe Development (D. Dapuzzo) still owns most of the Water Company taps. He has raised the rates once, and may raise the rates again soon. Doug encourages everyone to buy taps before the end of the year. Peak will send a notice to all homeowners reminding them to buy water taps. The Saddle Ridge Water Company will consider changing the Bylaws to state that when a lot is sold, water taps must be purchased.

Adjournment

Kim Hansen motion to adjourn. Unanimous approval. Meeting Adjourned at 10:30am.