

Saddle Ridge Ranch  
HOA Meeting  
September 3, 2008

- I. Meeting called to order at 10:00am
- II. Roll Call:
  - a. Pamela Keene, also for Bruce Keene, Lot #6
  - b. Karen called in for Hans Helmerick, Lots #11 & 12
  - c. Julie Rosen – Lot #14
  - d. Julie Rosen for Linda Photopolus, Lot #15
  - e. John Rose - Lot #16
  - f. Doug Dapuzzo, Lots #2 & #8
  - g. David Dlugasch for Tim Fretthold, Lot #7 – Tim joined meeting at 10:55am
  - h. David Dlugasch for Kim Hansen (proxy to Assoc. Pres. – Not in Attendance) – Lot #1
- III. Approval of last meeting minutes
  - a. Motion by Julie Rosen to approve
  - b. Second by John Rose
  - c. Minutes approved
- IV. Old Business
  - a. Accounts - 6 Month CD, 3.44% interest bearing account has been opened with Community Banks of Colorado
  - b. Weed Control/Landscaping – Oikos Report read by Paul Brown
    - i. Grazing possibility discussed
      1. Julie Rosen voiced concern about grazing causing a possible re-ditching issue. Also suggested that horses and goats cause less issue than cattle.
      2. John Rose motioned to allow goat and sheep grazing on the land, not horses or cattle. Pamela Keene seconded motion.
      3. John Rose retracted motion to allow goat and sheep grazing. It was agreed that more investigation was needed about the impact of goat and sheep grazing on the land and water supply.
      4. Julie Rosen suggested that the possible re-ditching cost be covered by the ranchers allowed to graze on the land.
      5. Doug Dapuzzo motioned for Peak to investigate impacts of grazing of all the animals to make an informed decision on the matter. John Rose seconded motion. Approved. Peak will investigate all options.
      6. DOW was suggested as good place to contact first
      7. Possible tax breaks or benefits were brought up. Paul Brown is to research tax benefit or impact of grazing. Is there a tax benefit to lot owners for allowing grazing?
    - c. Julie Rosen expressed concern about the profit & loss numbers – will be discussed with Budget below.
- V. New Business
  - a. Design review, Lot #11
    - i. Dan Murphy and Sunlit Architecture, Ben White were both contacted by Paul Brown and David Dlugasch.
    - ii. The pitch of the roof was not in keeping with the building guidelines. There are conflicting guidelines. One supports the use of solar panels and the other does

not. John Rose suggested that even with the correct pitch of roof, according to the guidelines, the solar panels would still be effective.

- iii. Doug Dapuzzo suggested that it is easier to get an amendment or accommodation from the town for the pitch vs. amending the guidelines of the Board.
- iv. David Dlugasch met with Habib and it was mentioned that he may be submitting plans for building soon.

b. Budget

- i. Angie Koss entered meeting to discuss the budget
- ii. Julie Rosen – Repeated previous question about profit & loss numbers. The request was that the budget overview showed a YTD actual number for past expenses for the prior year vs. future for a point of comparison. Request for a 2 year number for past actual expenses.
- iii. Angie read the budget and gave explanations where needed. Requested feedback and input.
- iv. John Rose noted that since snowfall and therefore, snow removal is so unpredictable, it would be best to over estimate the cost for the next winter by 20% or so. He suggested that this would be a better solution to preparing for an extraordinary winter as opposed to a special assessment later on. If the extra money is not needed, the extra funds will go into the capital reserve.
- v. Julie Rosen suggested that instead of adopting a flat percentage increase over the years, keep it flexible in the case that the need is not there.
- vi. Doug Dapuzzo was concerned about the capital reserve being listed as an expense or income line item. Angie agreed to talk to Nikki to find a different way to list the capital reserve on the budget.
- vii. Tim Fretthold, Lot #7, joined meeting at 10:55am
- viii. Doug Dapuzzo wanted to clarify that we were comparing YTD to YTD instead of an actual Year End number compared with YTD number.
- ix. Doug requested that the “Savings Account” be relabeled “Capital Reserve”
- x. John Rosen departed meeting at 11:08am

c. Managers Report

- i. Barn was cleaned out, it was needed
- ii. Toilet and sink has not been connected. Dave Jelnick said that water was not running to the barn because it had not been needed.
- iii. Floor needs to be completed, that requires water and warm weather.
- iv. Chinking needs to be completed to the cost of around \$4,000.
- v. David Dlugasch to obtain bids for the chinking and assess need for the chinking before this winter.
- vi. Fence damage this winter was extensive. No need to repair at this point, as winter is approaching again. Does not need to be addressed until next spring. Need for repair should probably be assessed early, February possibly, in order to line up someone to repair it early in spring. Suggestion was made to loosen the barbed wire before winter in the future to avoid such extensive damage from snow. No need to drop or loosen the wires this winter since they are already down from last winter. Repairs will wait until spring 2009.

VI. Date for next meeting established for Tuesday, January 27, 2009 at 10:00am, MST.

VII. Motion moved to adjourn by Julie Rosen. Motion approved. Meeting Adjourned at 11:25am.