

## **Brown ranch Community Association Meeting Minutes**

**April 13, 2017**

**125 Merchant Way, Montrose**

The meeting was called to order by John Moir @ 6:10 PM.

There were about 28 Members in attendance who went around introducing themselves

### **Board**

The advisory board members; John Millerchip, Judy Ann Files, and Jodi Pyle. were introduced by John Moir to the numerous homeowners that attended, Barb Lockwood and Scott Armentrout was not able to attend.

### **Budget**

John Moir opened with review of the financials year to date. The budget was discussed and will stay pretty much the same through 2017-18. The income matches the expenses and there is concern that we need to build up our reserve funds. The pump system and the landscaping equipment is 14 or so years old and may need replacement /repairs in the next few years. A discussion followed regarding raising the homeowners fee. John Moir will be sending each member a "ballot" to vote on the amount of increase.

### **Irrigation and Landscaping**

Irrigation water was turned on Thursday, April 13th. For those who have irrigation water for their yards, it is advisable to wait at least one day after green belt starts watering before starting up yard systems. If you know of green belt heads that are spraying inappropriately please flag them, flags are available at the sales office. If there is an eruption or an obvious leak in the system is noticed please call Axel at 417-3230 or Ralph at 249-9355.

Axel will begin summer maintenance on April 17th.

Weed control will be an ongoing process. Green space fertilization will be in July/August. Please place yard clippings in the four burn piles on Scarlet. Prairie dog control happened in March - new system is far more effective than past years. Please help to keep geese away from - and in - the pond.

### **New Business**

There is interest in painting pickle ball court lines on the basketball concrete pad.

There is also interest in having a community clean-up day soon - trash pickup, pick up tree limbs, maybe spread gravel on path near the pond. If you will be willing to help please send JudyAnn Files a suggested date. .

A proposal will be sent out to modify the Architectural Guidelines to allowing only shielded outdoor lighting.

John Moir presented the idea of an expansion area opposite Mocha court (Scarlet) into "lock and leave" style patio homes. This would be a sub-association with complete landscape maintenance, smaller homes of 1400-1700 sq ft, and be a 55+ age community. He will be sending out information and asking for input.

Meeting Adjourned at 7:30 PM