

Brown ranch Community Association Meeting Minutes

April 18, 2018

125 Merchant Way, Montrose

The meeting was called to order by John Moir @ 6:05 PM.

There were about 34 Members in attendance who went around introducing themselves

Board

The advisory board members; John Millerchip and Judy Ann Files were introduced by John Moir to the numerous homeowners that attended, Barb Lockwood and Scott Armentrout were 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 2018-19. The dues were increased to \$350 per year in order to meet the concern regarding the lack of reserve funding for future years. The pump system and the landscaping equipment is 15 or so years old and may need replacement /repairs in the next few years. A discussion followed regarding raising the homeowners fee. In the future, John Moir will be sending each member a "ballot" to vote on the amount of increase.

Irrigation and Landscaping

Irrigation water was turned on Wednesday, April 18th. For those who have irrigation water for their yards, it is advisable to wait at least one day after water is in the system before starting up yard systems. Irrigation and maintenance of the open spaces will begin around May 1st. If you know of open space irrigation 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 Ralph at 249-9355.

Jason Casebolt was in attendance and was introduced as the new maintenance person. He will officially be starting the last week of April/ first week of May. He has several people that will be assisting him in the mowing and maintenance duties. Axel Hasto retired after many years of service to the Association.

Weed control will be an ongoing process. Green space fertilization will be in July/August. Please place yard clippings in the pile location off of Otter Road where the grading has been completed. Prairie dog control will be taking place towards the end of April, any areas that need special attention should be flagged and communicated to John Moir. Please help to keep geese away from - and in - the pond.

New Business

Question was brought up regarding RV parking. There will someday be an area for RV storage but it will access off of Sunshine Road to the south of the Brown Ranch community.

A point was made that the trails around the pond area have some muddy areas, it was suggested that additional gravel be added to these areas.

The Scarlet Court project is moving along. It will be completed by early June and patio homes will be designed for this area. Construction should begin soon after final acceptance by the City of Montrose.

Meeting Adjourned at 7:30 PM