

Brown Ranch Community Association (BRCA)
E-Mail: brownranchca@gmail.com
Annual Meeting Minutes
March 10 2022

The meeting was called to order at 6:00 p.m. by John Moir. Approximately 19 residents attended in person and an additional 10-15 residents attended via Zoom.

After some introductions, John gave his Manager's Report, explaining the Income Statement and Budget that all homeowners received via e-mail in February. As of this date, all homeowners are current on dues. Invoices for 2022-23 will be sent out in late March now that the 2022 budget has been voted on and approved.

Financials

Checking account Balance as of 1/31/2022 was \$5,153.

One of the expenses over the 2021-22 year was the replacement of the Variable Frequency Drives in both pumps at an expense of close to \$10,000. This change has improved the reliability of the pumping system. All other costs come close to meeting the projected budget.

Irrigation and Landscape

Irrigation will probably be turned on mid-April after checking heads and testing the system. If you happen to see anything not working properly, please report to the BRCA email or Judy Ann Files. The office is normally open and emails are checked Monday through Friday. Devin Franklin is contracted to handle lawn and some irrigation maintenance again.

Updates at Brown Ranch

Pathways will be sprayed within the next two weeks with a pre-emergent weed killer and should not be walked on with bare feet for a while. This applies to pets, also please keep them off the gravel walkways for now. We will also be fertilizing some of the open space with a more concentrated fertilizer that contains a pre-emergent. John will try to alert homeowners when this happens so you can again keep kids and pets off.

Prairie dog control will be done in April/May. We will again flag the holes. Residents' help is appreciated in locating these, especially if they are close to homes.

Yard cuttings pile south of Otter Road was burned this past winter. The current idea is to separate lawn clippings from pruning and small branches so that we can hire someone to come and chip up the larger matter. Please do not bring large branches, stumps, garbage, and other undesirable waste. Unfortunately, this dump site has been used by persons outside Brown Ranch and that contributed to the vast build-up.

Brown Ranch Updates

There are concerns about the cleanliness of the new construction areas. Residents have been talking to the contractors and most have found success in getting them to better clean their areas. The Advisory Board adopted a motion to limit the use of a home for short term rentals. They adopted a position already stated in the Community Charter that no home shall be leased for a period of less than 6 months. The Policies and Procedures Manual has been updated to reflect this change. Volunteers were solicited to help maintain the dog poop station next to the playground. Do Cox spoke about having some community wide get-togethers on a yearly basis. John talked about future development of the area north of Donegal where there are 17 lots. There is also the

possibility of extending Chestnut Drive to the south to meet the Otter Road alignment. Otter Road would remain an unpaved hard surface road that could accommodate construction traffic etc.

Budget

Annual dues are to remain at \$450/year. This allows for the growth in the Reserve Fund, the plan is to use that money instead of having to go to homeowners with a special assessment if we have a major failure. Over time, the Reserve Fund will benefit all residents. The budget is based on the annual dues paid by all members of \$450 as well as irrigation assessments of \$175 per year for those who have irrigation water to their homes. Residents on Scarlet Court pay an additional \$1,400 per year as their homes have irrigation water provided, lawn care and snow removal services. At current dues, the reserve fund would continue to grow at a rate of \$6,000 per year.

The meeting was adjourned at approximately 7:30 p.m.