

Brown Ranch Community Association (BRCA)
E-Mail: brownranchca@gmail.com
Annual Meeting Minutes
March 9th, 2023

The meeting was called to order at 6:00 p.m. by John Moir. Approximately 35 residents attended in person.

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 2023-24 will be sent out in late March once the 2023 budget has been voted on and approved.

Financials

Checking account Balance as of 1/31/2023 was \$7,385.

One of the expenses over the 2022-23 year was the refurbishment of the existing John Deere Zero Turn into a snow removing machine. This change has improved the snow removal process. 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. The yards along Scarlet Court will also be fertilized before irrigation is turned on. 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.

The larger diameter wood pile of cuttings south of Otter Road was burned this past winter. The current idea of separating lawn clippings from pruning and small branches needs to be improved upon. 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. There was some discussion of doing away with the waste area but it was decided to keep it going for another season.

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. There was a reminder that no home should be leased for a period of less than six months as stated in the Community Charter. 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. Don Archer spoke about having some community wide get-togethers on a yearly basis. Mary

Beshears and Phil Moomjean spoke about the Neighborhood Watch program which is now being run by the Sherriff's department. There are quite a few active members in the Brown Ranch Community.

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.

The discussion turned to the new development proposed for the area south of Otter Road called the Grove Subdivision. It is comprised of 129 homes on over 50 acres.

There are two new members to the Advisory Board, Gavin Banash and Sean Killeen.

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 \$14,000 per year. There was a discussion with the Home Owners from the Meadows area (Scarlet Court) and it was decided that there would be a follow up meeting with them on March 16th to discuss concerns about the maintenance (snow removal) being provided to them.

The meeting was adjourned at approximately 8:00 p.m.