

## **HENDRICK RANCH HOMEOWNERS ASSOC.**

ANNUAL MEETING

Carbondale Public Library

October 22, 2019

**Board Members In Attendance:** – Peter Brennan, Randy Brimm, Amanda Wagner, Bernadette Ossola, Judie Blanchard & Richard Walker

**Homeowners In Attendance & Proxies:** Margie DeLuca, Amanda Franz, Jason Garcia & Nohemi Ulloa, Sherrie Hall, Susan Handwerk, Tommy Kearsey, Bob Leonard, Lance Luckett, Lindsay May, Greg Noss, Thomas Ossola, Allan Porter, Cari Potter, Joe Scofield and we had a total of 50 homeowners represented by Proxy.

**Call to Order:** Peter called the meeting to order at 7:02 pm. We had a total of 19 homeowners present and 50 proxies for a total of 69 owners represented. We needed 58 owners for a Quorum and therefore a Quorum was present.

**Election of Board Members:** Judie Blanchard was elected as a new Board Member.

**Approval of Minutes:** Peter Brennen made a motion to approve the Annual Meeting Minutes Minutes of October 20, 2018, Judie Blanchard seconded and the motion passed unanimously.

### **Financials:**

Checking/Maintenance Reserve balances as of September 30, 2019; Checking/Operating - \$7,278.55 Maintenance Reserve - \$19,167.49. Total \$26,446.04.

Profit & Loss Statement: Total income from October 1, 2018 through September 30, 2019 was \$13,095.42, which includes the Maintenance Reserve of \$2,700.00. The total expenses were \$4,844.21. Net Income was \$4,844.21.

Accounts Receivable: There are no outstanding HOA dues balances from previous fiscal year.

We have decided to leave the Budget exactly the same as last year.

Peter made a motion to approve the financials and Rich seconded and the motion passed unanimously.

### **Committee Reports:**

Pump House Committee; No report

Architectural Review Committee; Last year Roger Harvey resigned from the Board of Directors and the ARC Chairman and Peter wanted to give a shout out thanking Roger for his many years of service to the HOA.

Peter wanted to remind everyone to follow the Rules & Regulations and the Architectural Guidelines.

As the Chairman, Richard informed the members that the Shapiros' have decided not to build on Lot 35 (545 Graceland Dr.) for 3 years. This is the last buildable lot in the subdivision.

Richard mentioned the ARC was in the process of drafting guidelines for installation of Solar Panels to make sure they are done tastefully and unobtrusively. We are also drafting guidelines for AIRBNB and VRBOs and the like to make sure the owners are in compliance with our Nuisance Rules & Regulations clause.

Trash Committee; Peter mentioned that we are winding up the Trash Committee as the Town of Carbondale has taken over that responsibility. Any owner who paid in advance of September 30<sup>th</sup> will be receiving refunds.

Barbeque Committee; No report

**Old Business**; It was suggested to remind owners of their responsibility to remove snow from their Sidewalk as well as mowing the strip of lawn between the sidewalk and the road and trimming trees/bushes encroaching into the sidewalks. As last resort, the Town of Carbondale should be contacted if owners fail to take care of these items.

**New Business**: Cedar Networks (telecommunication network) was brought up to see if there was any interest in extending this less expensive company into the Cara Court area. Cedar Network is currently at the Hendrick Ranch property line near Cara Court. We would need at least 6 households to commit to extending the telecommunication lines.

Bernadette felt we should consider contacting the town to exclude parking from the Corners of Melissa Dr & Holland Dr and Graceland Drive & Holland Dr to allow better visibility of oncoming traffic. She felt the current situation is a safety concern, which a number of homeowners concurred.

**Adjournment**: There being no more business to discuss, Peter made a motion to adjourn the meeting at 7:45pm and Sheri seconded the motion and the motion passed unanimously.

Respectively Submitted.

Richard Walker