

2020 Hendrick Ranch
Annual Owners Meeting
October 21, 2020 (Zoom meeting)

Meeting Minutes

1. Call to order: The meeting was called to order by Pete Brennan at 7:02 PM
20 members representing 10 lots signed on to the meeting and we held 32 proxies
which was insufficient for a quorum.
2. 2019 Annual Meeting minutes were read and approved unanimously.
3. FY2020 Financials were discussed and approved unanimously.
Income \$13,100.00
Expenses \$12,580.00
Net income \$520.00
Assets \$34,246.38
Liabilities \$34,268.38
4. Committee Reports:
ARC: Fairly quiet as some fences were approved and some exterior changes
Pump House: No specific issues this past irrigation season. The Town did an outstanding
job keeping the ditch running under low water conditions.
5. Reminder that winter is coming and trees and shrubs should be trimmed away from sidewalks
and snow must be removed within 24 hours of the storms' passing.
6. Old business: Guidelines pertaining to installation of solar panels were sent to the
membership. Any installation needs approval from both the ARC and the Town. No
objections or changes to these were voiced. VRBO guidelines were also reviewed and
received no objections or comments. Use of VRBO's is the responsibility of the property
owner and enforcement will fall under the "Nuisance clause" of our Covenants and By-
Laws if needed.

Re-striping of street corner intersections has been completed by the Town but some felt
it was not sufficient. Judie Blanchard reached out to the Town but has not heard a
response. Possible it was completed to industry standards and no more will be done.
7. New business: There was a request to implement an alternative payment system for dues.
Pete Brennan will look at using Pay Pal and Venmo.

Ramey/Harvey Park. The Harvey's are selling their home and approached the Board
proposing to gift the park to the HOA with a deed restriction on development.
Options presented include:
Sell the property as one unit (two lots included) and the new owner maintains the park.
Form a 501(c3) to accept the gift from the Harveys' and maintain the park in perpetuity.
Sell or gift the lot to the Town with a deed restriction. Concern here that the Town would
then change the zoning and expand Senior Housing.
Sell house and park lots separately and park lot could possibly be built upon.

New business continued:

HOA could stay out of the exchange completely, depending on member interest, as this would require a minimum doubling of the annual dues.

Group of interested neighbors could form a committee to maintain the park.

Pros/Cons:

Park is a wonderful unique asset to the HOA

Substantial increase in dues would be needed

Big responsibility

Used a lot by senior housing residents

Alliance with the Town/Senior Housing/etc?

Super majority needed to agree?

Update: Action committee formed to meet October 28th, 2020 by zoom at 7pm with reports.

Nancy Peterson will contact Aspen Valley Land Trust

Sherrie Hall will check with the Town of Carbondale

Pete Brennan will survey the HOA membership to determine the level of interest

check on insurance and property taxes

Bernadette Ossola will speak with Senior Housing.

Meeting adjourned at 820 pm

Respectfully submitted by Bernadette Ossola, Acting Sec'y.

(edited for PDF posting by P Brennan)