

# Sellers Creek Ranch Owners Association

## ANNUAL MEETING OF THE HOMEOWNERS

June 27, 2019

### MEETING MINUTES

Subject to Owner Approval

The Sellers Creek Ranch Annual Homeowner Meeting was held on June 27, 2019 at the Philip S. Miller Library in the Castle Rock Bank Room West. Mick Madsen, Tony Werner, Jerry Pollart, and Mack Plymale represented the Board of Directors at the meeting. David Prieto from Cherry Creek HOA Professionals was also in attendance.

Verification of Quorum. Quorum was achieved with 16 homeowners being represented either in person or by proxy.

Call to Order. The meeting was called to order at 6.33pm.

Approval of Previous Meeting Minutes. The prior year annual meeting minutes were discussed by the homeowners. On a motion by Tony Werner and seconded, the 2018 annual meeting minutes were approved by unanimous vote.

Management / Financial Report. David Prieto provided a brief overview of the financial position of the Association. The Association is over budget due to additional snow removal expenses and gate repairs. One homeowner raised the prospect of investing the cash balance into something higher yielding than cash.

Election of Board Members. Kari Edge and Mick Madsen volunteered to continue their positions on the Board. There were no other volunteers, therefore Kari and Mick were confirmed to their positions by acclamation.

#### New Business

**Front Gate Fence Along Ditmars.** The owners discussed potentially adding a fence to the front gate to potentially block drivers attempting to circumvent the gate. Owners were generally in favor of adding additional fencing. The owners discussed different types of potential fencing including concrete.

**Proposed Monuments on Ditmars with No Trespassing Signage.** The homeowners discussed adding "No Trespassing Signs" behind everyone's houses

**Front Gate Beautification.** The beautification will happen shortly. Yawnin Bear is doing a refresh on flowers and shrub. The contractor will mow that area monthly. Row mowing is as needed.

**Trash through HOA dues for entire community** The Owners discussed potentially adding trash service into the HOA assessment. Currently there are two vendors coming in three times a week and the HOA could reduce the traffic. Board will get bids to evaluate.

**RV / Trailer / Vehicle Parking Off Pavement.** Owners discussed whether to change to the declaration to add additional restrictions regarding RVs. The owners generally had a consensus to simply enforce the rules currently in place and not add anything additional.

**Prohibited Vehicles on the Open Space.** The owners discussed that there should be absolutely no motorized vehicles on the open space easement.

**Ridge Estates Development Update.** The Owners discussed some of the development that will happen at Ridge Estates. Mick Madsen will circulate a link for information on the development.

**Roadside Easement Mowing.** The owners discussed the roadside easement mowing and the frequency necessary. Currently the mowing had occurred every 6-8 weeks. Consistently mowing would reduce the majority of the issues.

**Weed Control for conservation easement.** A variety of solutions were discussed to aid in weed control of the conservation easement including goats, spraying, mowing, and maybe fire department to do a controlled burn.

Adjournment. With no further business to conduct, the meeting was adjourned at 7:45pm.