

4/7/2022 HOA Executive Session- Minutes

Welcome

Attendees

- Doug Anderson (President)
- Wade Eppler (Co-VP)
- Deb Brunton (Co-VP)
- Pam Thompson (Treasurer)
- Christy Kearns (Secretary)
- Alex McCrae (Member at Large)
- Bruce Nagel (Member at Large)

Others

- Gary Brunton
- David & Irene Kern
- John & Nicole Cannizzaro
- Brian Sand
- Tanya & John Edwards
- Bobby & Claudine Murrietts
- Mike & Sue Neilly
- Daryl & Cindy Moore
- Chris Bolander
- Bruce Bolander
- Jocelyn Mcrae
- Mary & John Coffey
- Chuck Reel
- Jim & Guer Aenzi
- Ken Engel
- Mark Engel
- Dudney Donovan
- Ryan Whittaker
- Eric & Mercedes Alcaez
- Josh Chopper
- Hope Parnell

** Also live streamed on Facebook so many more could participate beyond this

Presidents Report

Thank you for coming this evening. We are excited about our many new members and our chance to better serve our community together!

The important agenda item tonight is the board's recommendation we vote and clarify what we do and why we exist. Here are the things we are not,

*A traditional HOA. We are strictly a volunteer organization with almost no power.

*We have no interest or care about your personal property. We do not care what color your house is, how it looks, how many cats you have, etc. We believe strongly in personal property rights.

So what do we do? Well, we hope the following list will clarify that greatly.

Ranches Community (H.O.A.) serving our community by...

- o Promoting community events
- o Supporting local charities
- o Working with the county
- o Providing communication with local government (Sheriff Department, fire department, etc.)
- o Caring for one another
- o Promoting regular community news
- o Programming neighborhood committees (neighborhood watch)
- o We serve all ranch owners and residents whether they are a member of this organization or not!

We have chosen the following charities to especially support in our community.

Supporting Community Events:

We are trying to support local Community Events. We do this through direct partnerships in events and simply announcing them through our Facebook options, website, and shortly through our new electronic newsletter.

For tonight the big event we want to communicate and support is. The Fort Garland Veterans Park cleanup day on April 23rd. Come at 9:30 AM. Wear gloves and boots if you have them. Please consider bringing yard tools such as rakes, shovels, tools to cut branches, etc. Darryl is in charge of the workday.

Supporting Local Charities:

1. The Fort: Holding our "Fun Festival" at the Fort location generated a significant amount of extra income for the Fort. We plan to return to the Fort this this summer, but it will be free for each of you. The Fort will still be paid well and we get to further draw attention to our local community.

2. American Legion: This group supports local veterans and their families in this area. We have a

large number of vets here per-capita and we are proud to help them serve our community. We invite the American Legion to events so they can recruit members, endorse them, and one of our members is supplying all the hamburger they need to sell hamburgers as a fundraiser at our upcoming Community Yard Sale in May on Armed Forces Day

3. We hope to forge a similar partnership with the VFW.

4. We want to support the "Revitalization Taskforce." For now our best help is probably to help them identify volunteers to work at our local Visitors Information Center this summer. Several of you in the Ranches are already doing this. If you would be willing to help please see our treasurer, "Pam".

5. Support Fort Garland Veterans Park: We will be participating in a park cleanup day on April 23 We also want to use the park for some events such as our May Yard Sale and dumpster day on May 22.

6. Support our local food bank that is known as the San Luis Food Bank and is sponsored by La Puente. Our plan is to ask each of you to voluntarily bring canned food as a voluntary admission fee to the Fun Festival in Aug. It should be noted that Deb on our board is our contact with this group and they are 100% out of meat. You can talk to Deb for more information.

*Working with the county to communicate your needs and theirs

Note: We refuse to be the Karen's who tattle. However, we will communicate points of confusion or conflict in local codes, etc. In other words, we will bring up your concerns and praises on how the county is doing it's job. We want the county to know we care about them.

*Recently, we got a Starbucks gift card for the road grader operators who spent so many hours cleaning up from the floods last summer and who have had very little overtime this winter because we are so dry.

-We have been pushing fire mitigation

-We announce "Red Flag Days", etc.

*Caring for one another:

-This is a community that cares! If you don't believe it watch what happens when a community member puts they are stuck on Facebook.

-You as a community blessed me incredibly after my back surgery became major and came and stacked my firewood for me.

-We are looking for volunteers to help cleanup Big Ken's house that was blown down next Sat at 9:30. Alex is our contact man for that job.

*Community Groups such as Neighborhood watch.

*We serve anyone who has land in the Ranches whether they are in the HOA or not.

Small Businesses Present

1. Hey Handy Painting & Construction (970)708-7451
2. Donovan Construction (936)727-4803
3. Caretakers of the Earth Remodeling & Handyman Services (719)251-0057
4. John's Mobile Mechanic LLC (719)298-2105 or (931)264-2085
5. K2 Tree Services 719-248-4252

6. BNC Water, Heaters, & Plumbing (719)725-1712 or (720)469-7574
7. Mtn. Meadows Realty (719)379-5263 or (720)597-1057
8. Natural Power (719)379-0672 or (719)206-0557
9. 4H- needs volunteer work! (931)264-8180
10. American Legion

Missions Statement

“Ranches Community (H.O.A.) serving our community by...

- Promoting community events
- Supporting local charities (San Luis Food Pantry, Community Center, the Fort, American Legion, VFW)
- Supporting local property values (Supporting planning & zoning, & beautification)
- Providing communication with local government (Sheriff Department, fire department, etc.)
- Caring for one another
- Promoting regular community news
- Programming neighborhood committees (neighborhood watch)
- We serve all ranch owners and residents whether they are a member of this organization or not”

Community Needs

Alex & Gary coordinating helping within the community

- Big Ken needs help with house that got damaged in wind storm

Community Concerns

- Rosemarie Jordan- Roads, response: we can't fix roads or do legal stuff that is up to the county
- James Moore- squatters in campers on the north side, response: we can't do legal stuff but we can contact planning & zoning about septic concerns
- Kenny Ingalls- upset the previous board said he could not free graze his animals on his own property, wants everyone to know if his animals every cause a problem to let him know and he will personally fix it. Also wants to better prevent hunting
Response: We cannot control the previous board but our job is not to get into other's business and that will not be happening in the future. We are a voluntary organization that voluntarily want to help you.

2022 Calendar

Jan 7th- Executive Meeting

Feb 3rd- Community Meeting- CANCELED due to weather

March 4th- Executive Meeting

April 7th- Community Meeting- Fire Dpt. Speak on fire mitigation, Police dpt. Speak on crime & neighborhood watch

April 23rd- Veterans Park Clean Up Day 9am

May 6th- Executive Meeting

May 21st - Barter/Sell/Trade Event & trash cleanup- Porta potties will be available

June 2nd- Community meeting

July 1st- Executive Meeting

August 6th- ANNUAL Community Meeting- Voting & Publicize fun fest

August 13th- Fun fest- Bring canned food in place of paying for a ticket

September 2nd- Executive Meeting

October 6th- Community Meeting

November 4th- Executive Meeting

December 1st- Community Meeting- Cookie Exchange

December TBH- Parade of Lights in partnership with American Legion

2022 Budget- Discuss budget for Parade of Lights

Bi-monthly meeting cost- \$600

Insurance- paid

Fun Fest- \$3,000

Barter/Sell/Trade- \$0

Trash Clean-up- \$1,230 + tax

Parade of Lights- VOTE in community meeting

Signs- looking into grant \$\$ for this

Stickers- \$155.59

February Pinon Newsletter- \$1,700

June Pinon Newsletter- \$1,700

Core Expenses- \$7,500

Audit- \$500

Total: \$16,385.59

Tax Deductible dues

How we have helped the community...

- Talk about gift cards given to grater drivers, money for Veterans Park, Bat house approval, etc.
- Gave \$200 for signs at the Veterans Park

Discuss at Next Meeting

- Approve past minutes
- Figure out upcoming Pinon
- Finance Secretary
- Neighborhood Watch
- Pig Roast in the Fall?
- Budget

Treasures Report- See Attached

Adjourn- Deb motioned and Christy 2nded