

KEENE RANCH HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

June 17, 2008
4:30 p.m. - 6:30 p.m.

Philip Miller Library
Staff Conference Room

I. MEETING CALLED TO ORDER

The meeting was called to order at 4:30 p.m., by President, Bob Rafferty.

Board Members Present:

Bob Rafferty - President

Dan Branda - Vice-President

Mark Albright - Treasurer

Jan Redmond- Secretary

David Boyle – Member at Large

Representing Management, Kim Maguire with Premier Property Management, LLC.
There were several homeowners present.

II. HOMEOWNERS FORUM

The following topics were brought up by homeowners: Keene Ranch trails used by Perry Pines residents. The Keene Ranch Trails are private and are for Keene Ranch Residents and their guests only. Motorcycles and ATV's are being driven on Keene Ranch Trails, which is not allowed. Owners should be using garbage receptacles and not trash bags, animals and birds are opening up the bags and trash is littering the community. Per the Declarations of the Association, trailers, cars, boats should be parked in garages or outbuildings only. It was mentioned by the Board that the Board upholds the Covenants of the Association and has a fiduciary responsibility to enforce the Covenants. The Board works very diligently on the violations they feel are important to the Association.

III. FORESTREE DEVELOPMENT, LLC PRESENTATION

Mr. Keith Worley, Forester, Arborist and Land Development Consultant was invited to the Board meeting to discuss Wildfire Protection Plans for Keene Ranch. Mr. Worley develops plans for Communities to present to the County for grant funding.

IV. HEARINGS

Roll call for the owner of 1496 Colt Circle was called. Homeowner was in attendance for the hearing and stated his case regarding his boat parked outside of the garage/outbuilding. The Board will decide in Executive Session the decision of this hearing and will communicate back to the owner.

There were no other hearings scheduled.

V. APPROVAL OF MINUTES

The minutes of the meeting held on May 20, 2008, were approved by electronic mail the third week in May. This approval was ratified at this monthly meeting by a motion made by Mr. Rafferty and seconded by Ms. Redmond, motion passed unanimously.

VI. MANAGERS REPORT

The May financials were presented by Ms. Maguire. It was noted that there is a CD that matures on June 24, 2008. The Board approved to have Mr. Albright and Ms. Maguire shop for the best rate and reinvest the matured CD either a six month or twelve month CD.

Ms. Maguire will move \$10,069.11 to the Reserve Account as a payback from 2007.

There are eight owners that have been sent to the Association Attorney for collection that have not paid their 2008 Annual Dues.

Ms. Redmond motioned to accept the financials as presented, seconded by Mr. Rafferty. Motion passed unanimously.

The Annual Meeting will be held in the Castle Rock East Room on November 11, 2008. Time to be announced.

Owners that are interested in Knox Box for their home in case of a fire or other emergency can contact Ms. Maguire for a Knox Box form. The Knox Box is \$125 and is paid directly to the Fire Department.

Ms. Maguire presented the current violation log; showing four violation notices sent since the last meeting.

VII. NEW BUSINESS

The new Fine Policy was discussed and homeowners had an opportunity at this meeting to present reasons why or why not the Policy should change. The following Guiding Enforcement Principals were presented to all in attendance by Mr. Branda;

- We need reasonable application of the covenants to protect real-estate value, harmony of the neighborhood and quality of life.
- We encourage conversation between homeowners to resolve conflict.
- The Board does what is best in the interest of all 250 owners.
- The Board recognizes the importance of being consistent and enforces the covenants the same way year after year.
- Although the covenants are very strict, we have limited flexibility; the Board tries to be as reasonable as possible when looking at any potential violation. The Board uses the hearing process to discover any extenuating circumstance.

- If an exception is made we should make it for anyone else with a similar circumstance. Good for one = good for all.
- Statue of limitation for a covenant violation is one year. (Colorado Law)
- The purpose of a fine is to encourage homeowners to comply with the covenants. It is not viewed as a source of revenue.

After much discussion with owners and board members present, Mr. Boyle motioned to approve the new Fine Policy into record, seconded by Mr. Albright, motion passed unanimously. The new Policy will be posted on the website.

VIII. COMMITTEE REPORTS

Social Report – Community Picnic information was mailed to all owners for July 26, 2008. A calendar of events will also be mailed out at a later date.

Website – there was some concern of an eleven year old posting an ad on the website. Ms. Redmond will write a letter to the minor's parents to ensure they are aware of the posting.

Trail – Mr. Branda presented the Pedestrian/Equestrian Trails Improvement Proposal. This document will be a part of the Operating Documents of the Association with unanimous approval by the Board.

ARC- Discussion was had regarding allowing wire mesh fencing. This has been tabled for the July meeting to allow ARC to review and make recommendations to the Board.

Discussion was held regarding the Thompson outbuilding approval. The approval process is still in progress at this time. Approval letters from adjacent lot owners still need to be sent to the Association and to the ARC.

IX. UNFINISHED BUSINESS

Discussion was held regarding an ongoing issue on trail repairs that need to be made by an owner. At this time the Board unanimously agreed to turn the situation over to the Association Attorney.

X. ADJOURNMENT

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 6:30 p.m.

The next Keene Ranch Homeowners Association Meeting will be held at the Philip Miller Library at 4:00 p.m. on Tuesday, July 15, 2008 in the Staff Conference Room.

XI. HEARINGS PART 2 – EXECUTIVE SESSION

The Board adjourned at 6:30 p.m. and went into Executive Session to discuss the hearing regarding boat violation at 1496 Colt Circle and to discuss other issues. Executive Session ended at 8:15 p.m.

Respectfully Submitted,
Kim Maguire, Community Manager