

Solar Hills Ranch HOA
Quarterly Meeting Minutes

July 2, 2025

1. Established a quorum: Meeting was called to order by Craig Hollabaugh. A quorum was established. Board members present included Craig Hollabaugh (President), Johann Marx (Vice President), Phil Sosa, Frank Sargent, Arden Blatter. HOA members present were Sara Ungrodt (ACC), Bill Brunskill (Irrigation) Elie Malloy and Perry Houston. This meeting was recorded by an electronic system and transcribed by Arden Blatter. Any member that is willing to accept the job as secretary please reach out to the board.
2. Approval of previous meeting minutes: Craig Hollabaugh approved; Phil Posa Seconded.
3. Treasurer's Report: Skipped, Jenni Hartman absent
4. Architectural Control Committee (ACC) Report: Sara Ungrodt delivered
 - a. -Lot 28 Scott, Heather - Tiny Free Library-Pending
 - Becky Smith overseeing but absent
 - Pending application as more information was requested
 - Needs a sketch which is to include dimensions, construction materials and method
 - HOA concerned about appearance, maintenance, and liability
 - Proposed structure is located outside the County right-of way but awaits approval as well as Utility locates. County came and marked the spot in pink paint, indicated in email to Sara and Becky, that is outside of county. Utility locates would be done after ACC approval. Carpenter will provide sketch, dimension, materials, method in writing but has already conveyed these verbally and in email to Heather, which she in turn conveyed verbally to Sara and Becky.
 - Lot 28 Scott, Heather -Replacement Deck-Approved
 - County approval required
 - Construction to begin soon
 - Lot 28 Scott, Heather – Garden Boxes
 - Corrugated metal raised beds present
 - b. Lot 30 Keller, Kent and Jami – RV Screen-Approved
 - Under construction with necessary ACC approvals granted 9/8/24
 - Boundary Fence with Lot 29 Ogg, Glen to be replaced -approved
 - Garden fence reinstallation plan -approved
 - c. Lot 35 Walker, Garrett and Kimberly -Unapproved chicken run

-Previously approved "Portable Chicken Coop" now considered a permanent structure as predator fencing was added without approval.

-No board objections as is being kept clean and neat

d. Open Space Lot-previously proposed to be County Road, referred to on map as Lot 0

-Unclear ownership. Believed to be owned by Solar Hills Ranch LTD (possibly by Jim Willey's brother).

-Property not maintained, overgrown weeds, trash and axe found. Path is present between Oakwood Drive and boundary of Solar Hills Ranch subdivision to the south and is being used as a footpath by persons outside of the subdivision.

- Potential liability concern; suggestion to verify ownership and possibly take over maintenance.

-Frank Sargent volunteered to look into the matter of ownership.

e. ACC Ad Hoc Committee: presented by Sara Ungrodt. Sara, Becky Smith, Linda Lake, and Heather Scott have met twice. Johann Marx participated in a portion of the first meeting and Frank Sargent lent his written commentary on the covenants as proxy for the first meeting. The committee reports the following:

-Working on a community survey about covenant updates with the goal to gather feedback from residents and to modernize guidelines.

-The survey is currently in its first draft form. It is planned to be complete in time to present at the September 14th annual meeting.

5. Omitted in error from agenda

6. Irrigation Committee: Bill Brunskill

Bill Brunskill said we need to use more water while it is available. He is regularly turning the head gate down to keep the pond from overflowing. There was a major irrigation valve replacement project in April that was started by residents and completed by a contractor. This repair came in at just under \$10,000 (Ten thousand dollars). At least two repairs are planned for the future. A scuba diver has been scheduled to aid in the replacement of the 12" main valve control rod and coupling in the pond in August. The next large expense, in March 2026, will be the replacement of the 6' isolation valve in lot 42 and scoping of the lines. There was discussion about increasing the rate of the annual Special Reserve Fund (to be voted upon at the annual meeting). The repairs mentioned are paid for out of the general fund as maintenance. Repairs and their associated costs are unlikely to cease. It was decided that this would be explored with what are required by CCIOA (Colorado Common Interest Ownership Act) in regards to "Reserve Fund Investments".

7. Secretary Role Options: This meeting is being recorded and "transcribed" by an AI program provided by Craig. It was discussed to "hire" a person (non resident) to perform the actual written and recorded transcription. It was not known what this service would cost but will be explored. At this writing, using this AI system, I (Arden Blatter) found too many missed items or

subtle nuances that were not captured and do not feel this to be a viable option unless said transcriptionist was present at each meeting and had a sincere interest in our HOA. The technology is definitely helpful but not 100% accurate unless one is willing to read the entire text version or listen to the audio. Elie Malloy was thanked for over 9 years of service and respectfully removed from any future secretarial actions. She will provide a written "job description" to aid the board's search for the next secretary.

8. Open Board of Directors seats: There are two open positions on the board of directors effective in September. Open nominations will be taken at the September 14th annual meeting. An election will take place. Craig Hollabaugh has stated that he is willing to continue his term as President. Arden Blatter stated she too is willing to accept another 3 year term. The position of Secretary is open. Please consider this position and contact Craig Hollabaugh for the detailed job description and the new techno tools available.

9. Additional Topics:

Depending on the host, the September 14th annual meeting will be held at 5 pm rather than 5:30 pm to allow more time for socializing and eating.

It is the time of year to use BTi (mosquito dunks) to treat any area with standing water. They can be purchased at the CoOP in bulk or at Home Depot (smaller amounts). SHR HOA does not have a mosquito abatement program. It is up to residents to access and treat their properties accordingly.

Please control any weeds that may be on your property and road right-of-way.

Have additional topics for the next meeting? Please contact Craig Hollabaug

10. Meeting Adjourned: Meeting adjourned by Craig Hollabaugh; seconded by Frank Sargent