

**Ranch HOA Filing #1 Annual Meeting Minutes
May 28, 2026 @ 6 P.M.
@ The Ranch Country Club**

Board Members:

Matt Haddad, President
Kristine Franklin, Vice President
Avram Rampersaud, Treasurer
Dani Grosh, Secretary
Erik Garrido, At-Large

Board Member Absent:

None

Homeowners in attendance: 19 homeowners, 28 attendees
Proof of Meeting Notice: Website announcement / Two emails
Meeting agenda was distributed (hard copies) at gathering.

Call to Order

The annual meeting was called to order by Matt Haddad at 6:00pm.

Proof of Notice

Dani Grosh confirmed that notice of the Annual Meeting was provided to homeowners through posting on the HOA website and by two reminder emails prior to the meeting.

Approval of Previous Annual Meeting Minutes

The minutes of the previous Annual Meeting were reviewed and approved as presented without changes.

Website and Communications

Matt reviewed updates to the HOA website, including availability of ACC approval forms and a service provider list. Homeowners were reminded to verify that the HOA has their current email address to ensure receipt of HOA communications.

Treasurer's Report

Avram presented the 2025 financial report.

- 2025 dues collected: \$54,690
- 2025 expenses: \$42,084
- 2025 surplus: approximately \$12,600
- Year-end cash balance: \$88,428

Major expenses included trash service, utilities, landscaping, legal fees, and insurance.

The 2026 budget was reviewed, including projected revenue of \$56,856 and projected expenses of \$41,952. The Board noted a dues increase from \$525 to \$540 for 2026.

Budget was ratified for 2026.

ACC Report

Kris Franklin reported:

- 13 violations identified and resolved
- 17 approval requests received
- 16 approvals granted
- 1 request denied (shed not permitted under HOA guidelines)

The Board thanked ACC volunteers (Beth, Cathy, and Catarina) and encouraged additional homeowner participation.

Rental Property Discussion

A resident brought up concerns regarding rental properties within the neighborhood. The Board reviewed current limitations under Colorado law and noted that additional research and legal review may be required before pursuing any rental-related amendments. Matt let attendees know that this is something the Board continues to work on.

Director Elections

Erik announced that no director positions were up for election this year. He also asked for volunteers for the ACC. This can be done by simply email the HOA.

Old Business

- The Ranch pickleball courts have opened – no issues.
- HOA website updates were completed – reviewed the site.
- Annual dues collection was completed successfully and on time.

New Business

HOA Status Letter Fee

The Board reported implementation of a \$200 HOA status letter fee for real estate transactions requiring HOA documentation. This is the seller's responsibility at closing.

Fence Line and Vegetation Maintenance

Homeowners adjacent to 116th Avenue and Pecos were reminded of their responsibility to maintain trees and vegetation that may impact HOA fences or public areas.

Trash Service Transition

Matt provided an update regarding the transition from BCD to Apex Waste Solutions. Existing contract terms remain in effect.

Entrance Sign Lighting

Homeowners discussed potential lighting improvements and signage enhancements at neighborhood entrances. The Board agreed to explore options.

Roll-Off Dumpster Program

The Board will investigate costs and availability for a future community roll-off dumpster event.

Japanese Beetles

Homeowners discussed treatment options for Japanese beetles and lawn grubs.

Adjournment

There being no further business, the meeting was adjourned at 7:00 PM.