

Minutes of the North Ranch Advisory Committee Meeting, October 18, 2023

**Call to Order/Welcome/Pledge:** Chairman Howe

**Members Present:** Bill Howe, Barbara Howe, Joy Duellman, Bonnie Klein, Tom Beavert, Betty Jackson, D.C. Johnson. Absent were Judy Hutchinson and Lois Boose.

**Introduction of Guests:** There were 5 guests including new residents Sandra Dagger, Lot 305.

**Adoption of Agenda:** Barbara Howe moved, Betty Jackson seconded to approve. Motion adopted.

**Amend/Approval of Minutes for previous meeting:** Tom Beavert moved, D.C. Johnson seconded to approve the minutes of April 5, 2023. Motion passed.

**Correspondence:** **1)** An email and Advisory Committee application was received from Ken Coleman, Lot 244, who would like to be involved with the North Ranch community. The Advisory Committee approved this application in an AC Executive meeting on 10-18-2023; **2)** Lois Boose has submitted her resignation from the Advisory Committee.

**Reports:**

**Lot Plans reviewed (number and action):** D.C. indicated there were eighteen lots inspected this summer. There were eight plans submitted since May 2023. The first was automatically approved (not responded to within 30 day window), four approved, one pending and 2 not approved. Those two were resubmitted in different forms and now approved.

**Lot Transfers:** ENRCAMA stated that 30 lot sells since January 1, with 3 contracts to close this week. Two large lots and five small lots are displaying FOR SALE signs.

**Filing Status:** No report.

**Treasurer Report:** Bonnie Klein reported bank balance as \$4,662.14 which represents camera fund of \$2,346.28 and funds of Advisory Committee at \$2,315.86; petty cash - \$48.92. Expenditures to John Moore \$20.00 for batteries, \$32 sold for directories, 3 directories left to be sold.

**Green Space Adoption or Changes:** No report.

**Welcome Package:** Betty Jackson has 15 welcome packages to deliver.

**CAMA meeting report:** 1) There was an overview about COX with no date yet for service sign ups. 2) The Roads activity starting next week (they were asking for volunteers; 3) Ditch work session to start on 11/2/23. Costs have increased since the previous estimate.

**Chairperson Report:** 1) Chairman Howe would like to recommend filling the position of Vice-Chair with D.C. Johnson, which D.C. has accepted; 2) Chairman Howe would like Tom Beavert to fill the position of ENRCAMA Notification Coordinator; 3) Chairman Howe will offer Ken Coleman the position of Recording / Correspondence Secretary; 4) This summer, Chairman Howe and Kris Campbell has several joint Zoom sessions with RPI (Travis and Cindy) on various subjects (kitchen facilities, RPI hiring several positions); 5)

Chairman Howe is investigating a revision to the AC Membership and Areas of Responsibility document, with focus on the Areas of Responsibility.

**Other Reports:** None.

**Unfinished business:** There was no unfinished business.

**New business:** 1) Chairman Howe asked for a committee to review and revamp the current Advisory Committee Policies and Procedures. Bonnie Klein, D.C. Johnson, and Tom Beavert volunteered; 2) Tom Beavert would like to investigate a possible 'blanket' letter that could be used for notifying residents with property violations; 3) Tom Beavert inquired about a possible 'digest' for the Advisory Committee's use which would be like the North Ranch Bulletin Board. Chairman Howe will follow up with Ron Benton.

**Public Comments:** 1) Dot Wilson, lots 190 and 314, inquired about the height restrictions within North Ranch. There was one lot of interest that Tom Beavert said he would investigate and report back on; 2) Robin Bisel, lot 280, inquired as to why there were lots with two sheds on them and she was told she could only have one shed. Discussion followed with no resolution.

**Next Meeting:** October 18, 2023

**Adjournment:** Tom Beavert moved, Betty Jackson seconded to adjourn. Motion passed.

**Submitted by:**

**Joy Duellman, Acting Secretary**