**Saddle Rock Ranches HOA**

**Tuesday, May 9, 2017**

**Call to Order/Attendance:**

Secretary Wayne King called the HoA meeting to order. Approximately, 10 other residents were in attendance including new residents Jerry and Kristen Sattler– Welcome! President Lonny Phelps and Treasurer, Deanne Bihler were not able to attend. King summarized the previous meeting’s minutes - copies of which are available on the SRRHoA website.

**Treasurer’s Report:**

D. Bihler had provided a report in advance and King read out indicating a current balance was approximately $18k with 61 of the 81 homes remitting dues to date. Only expenses since last meeting was the annual CenCon dues of $30. King distributed a draft of the directory with all updates received in conjuntion with dues payments and asked folks to proof. Another draft will be available at the Clean Up and BBQ for final edits. Plan is to then print and deliver before June 1.

**ACC Update:**

Christopher Noonan was in attendance and indicated preliminary discussions on exterior improvements to 21083 East Euclid Drive have commenced. A discussion followed on whether bees are allowed in the neighborhood. Several prospective buyers have asked, and new residents, the Sattler’s indicated their desire to have bees. As that the covenants do not restrict bees, it was agreed that it is not an ACC matter and any governance would come from the City, County or State. The City does have some restrictions on hives, such as maximum number and required setbacks from property lines.

Next, a fair amount of discussion ensured regarding the allowance of chickens. As the Covenants currently specifically prohibit chickens, the process for changing the covenants was discussed. Most agreed that it was not acceptable to not enforce the current rule, as selective enforcement of the covenants could render them unenforceable as to all matters – not just related to chickens or other prohibited animals. As such, Ian Wilson agreed to work with other interested parties to determine if adequate interest existed to warrant a change in the covenants. It was noted that the City does have guidelines regarding chickens, such as maximum number, a prohibition on roosters and minimum setbacks from property lines. If the current covenant prohibition were to be changed, at a minimum the City rules would then govern. The covenants could also be written to be more restrictive than the City rules, if desired. The necessary process leading up to a vote to change the covenants was discussed, but ultimately tabled pending the determination of the interest level in making such change.

**CenCON update:**

No specific events discussed. Minutes can be found on Cencon or Centennial Websites.

**Old Business:**

* **Street maintenance and Sidewalk request**

Nothing new to report other than King agreed to follow up on the permanent “stop” sign replacement at S. Piccadilly and S. Netherland Way – including street names, and reminded that City has placed the replacement/repair of the damaged curb at the South entrance on the Spring/Summer schedule.

* **Spring Clean-up, BBQ and work day:**

The cleanup and BBQ is set for May 20th, with a backup date of June 3rd. Beth Giles agreed to purchase food and drink items and husband Lynn will grill. Jill will procure the necessary flowers for the entrances. Please encourage your families and neighbors to attend. The work is usually easily dispersed and the camaraderie becomes the focus!

**New Business:**

* **Fence Repairs:**

Beth Giles confirmed that she has arranged for a fencing contractor to repair and replace broken posts and rails. She and Dale Carlson walk all the fences and indicate, with colored tape, those posts and rails to be replaced. Homeowners will then be notified by letter of the pending repair in June or July and be given an opportunity to coordinate repair themselves prior to the neighborhood contractor repairing any remaining items in August. Once the contractor has repaired fences, the EAMD will pay the contractor in full and then bill homeowners for repairs made to fences within their responsibility. This program has proven to be very reasonable in cost and we thank Beth for coordinating!

* **Meeting notification and space**

Bihler to coordinate with CCSD for meetings starting in September. King will add schedule to the directory and also coordinate with Jennifer Sales to add to the website.

**Next HOA Meeting, Tuesday, September 12th, 7pm, Grandview High School, Room L200**

**Meeting Adjourned**

**Respectfully submitted,**

**Wayne King**

**Secretary, Saddle Rock Ranches Homeowners Association**