



**Harris Ranch Subdivision 1**  
**Board of Directors Meeting**  
**Minutes**  
**April 5, 2021**  
**10:00 AM – Zoom**

**Attendance**

- **Board Members Present:** Amy Mitchell, Ann Wozniak, Doug Fowler, Mil DeSilva, and Tom Payn.
- **Not Present:** All Present.
- **Sentry Management:** Christian Brockl.

**Meeting Called to Order** at 10.05 pm.

**Minutes:** Minutes from the February 1, 2021 meeting were reviewed, and approved as written. **Motion:** A Motion was made to approve the minutes as presented. (Wozniak; Payn; passed)

**Financials:**

- Management reviewed Financials through February 2021.
- **Motion:** A Motion was made to move \$57,000.00 from Operating to Reserves. (Payn; Wozniak; passed.)
- **Motion:** A motion was made to approve the February 2021 financials as presented. (Wozniak; Payn; passed).
- **Current Accounts Receivable.** Board reviewed current homeowners in arrears and verified that a collections agreement is being carried out. Management presented what phase several homeowners were in.

**Old Business:**

- N/A

**New Business:**

- Pet Waste Station. Board would like to approach Master Association about taking over all Pet Waste Services. The Master HOA taking on all Pet Waste Stations. Master Board will discuss.
- Snow Removal 2021-2022. Management is in the process of getting bids from several companies for Snow Services in Sub 1.

- Modified Design Guidelines. Harris Ranch Review board is creating updated design Guidelines. Ann and Mil will reach out to Sherry with McKibben Cooper to discuss.
- Tulip Trimming on Harris Ranch Sub 1, mow strips. Board would like mow strips trimmed as soon as tulips begin to look shabby. Board will inform management of time they would like them trimmed.
- Homeowner Landscaping Questions. Harris Ranch Sub 1, would like a representative from the Master HOA to discuss landscape questions with homeowners as well, when requested.
- Design Committee. **Motion:** A Motion was made to add Tom Payn to the Design Review Committee. (Wozniak; Fowler; approved.)
- Garbage Can Policy and rules. Management reviewed what the CC&R's says. Article 4.4 clarifies the policy and rules regarding placement of cans on property.

**Next Regular BOD Meeting:**

- The next meeting has been scheduled for: June 7, 2021                      10:00 AM
- August 2, 2021                      10:00 AM
- October 4, 2021.                      10:00 AM

**Adjournment:**

- There being no further business the meeting was adjourned at 11:05 AM.

These minutes were prepared by Christian Brockl of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Harris Ranch Subdivision 1.

\_\_\_\_\_  
Secretary  
Harris Ranch Subdivision 1

\_\_\_\_\_  
Date

**Harris Ranch Sub 1 To Do List:**

Post all minutes to website.

Update Collections.

Send Board cheat Sheet on Amendment Process

Send Ann RFP for Snow Services, that were sent to vendors.

Mail Minutes from Master to Sub 1 after meetings.

Speak to Master about taking over Pet Waste Station Services.

Newsletter

Attach map.

Create from Board requests.