

2012 Notes from the Sundown Ranch HOA Annual Meeting

Guest Speaker at Annual Meeting:

Richard Gehring, PE for TXDOT spoke to the assembled group about the widening project for FM2181. It will become 6 lanes—3 lanes for each direction. The eastbound lanes will be constructed first. After completion of those lanes, traffic will be moved to those lanes, but both eastbound and westbound traffic will be accommodated. Access to side streets will be provided during all phases of construction. The website www.keepitmovingdallas.com has updated information. The Denton TXDOT office has maps available for review. There will be signal improvements, noise abatement--10 ft. tall concrete block walls from the business park to 120 feet west of Ranchman. Residents at this meeting were encouraged to contact the City of Denton to request a study for the feasibility of a traffic signal at Ranchman and Sundown Ranch. Lone Star will also contact the City. The contact is Bud Voken. Utilities are being located at this time and the storm sewer system will begin first. The project is to be let out for open bids from contractors in August, 2014 and is expected to take approximately 2 years to complete once it has begun.

There will be a need to relocate the Ranchman entrance monument, landscape, irrigation, retaining wall and iron fencing due to the road change. TXDOT originally offered \$10,239 for the 113 square feet of property. Quotes have been obtained for the required work and were submitted to TXDOT. A new offer of \$17,007 has been received. A mail-out was sent to all homeowners for their signatures and approval prior to acceptance of the offer from TXDOT. The Board is seeking 2/3 approval signatures from the homeowners. If this is not obtained, TXDOT may take this land without honoring the \$17,007 offer. The HOA attorney has reviewed the TXDOT contract and the recommendations from the attorney will be followed.

Guest Speaker at Annual Meeting:

Brad Meyer, Contrast Development, presented information for Unicorn Lake Estates, the community that will back up to Clubhouse Drive and Loon Lake (Wind River Estates). The final plat was approved in January and construction is expected to begin in the next 30 – 60 days starting with the western entrance on Frontier Drive. There will be 106 homes. Home sizes will range from approximately 1800 to 2800 square feet. Prices are expected to start at the low \$200,000s. There are plans for a city park and sidewalks from Wind River Estates through the park to Sundown Ranch near Tuscan Hills. DR Horton will be the builder. Contrast proposed that the Sundown Ranch HOA may be interested in annexing Unicorn Lake Estates. This would provide additional funds and control over the community. This addition would also add homeowner usage to the Sundown Ranch facilities. This will need to be weighed before any decision will be made. The Board would like to meet with DR Horton to obtain more information about the development and then schedule a community meeting with the builder.

Accomplishments for 2011 included:

1. Resurfacing the pool with Pebbletec
2. Replaced HVAC system at amenity center
3. Repaired opening at the dam by the dock according to engineer's recommendation
4. Iron gates (3) extended at the amenity center
5. Pool repairs as required
6. Pool furniture (lounge chairs) purchased
7. Pond-performed electrofishing survey of the lake
8. Yard of the month program
9. Newsletter
10. Planted more trees
11. Toddler swing at outside playground

2012 Projects

1. Amenity center ceiling tiles and insulation replacement
2. Apartment renovation
3. Employ porter service

4. Employ pest control service
5. Pool furniture

Election of Officers:

There was one (1) position available on the Board. The only declaration of candidacy received was from Dave Lebsack.

As there were no additional nominations from the floor, the Ballots were cast and voted on by the members.

The following candidate was elected to the board: Dave Lebsack.

Question and Answers:

Should we have signs posted at the swimming pool “no alcohol” and “no smoking”? Should this be included in the pool rules for the 2012 pool season?

This may be a good idea. A quote will be obtained and provided to the Board for their final decision. There are no rules in the governing documents that address this.

Should Sundown Ranch ask Wind River Estates to annex?

No. There would be no advantage to this.

Can we put a gate into the basketball area to cut through to the park area from outside?

A quote will be obtained and provided to the Board for their decision.

Who do we contact when a light is out on the pole?

The City of Denton

There are areas that have serious amounts of duck feces. What can be done about this?

The ducks are protected. The only way to remove them is to hire a company that specializes in this process. This is costly. If owners will stop feeding the ducks, this would help considerably without incurring any cost to the HOA. This has been addressed in the newsletter and signs have been posted.

There are concrete benches/tables that are broken and are dangerous. Can these be removed and replaced?

Yes, they will be removed and additional pool furniture will be purchased.

Can we look into an awning over the playground?

A quote will be obtained and provided to the Board for their decision.

Is there something that can be done on the basketball court floor? It is slippery.

We will need to investigate what other type of finish can be applied to the floor.