

Brown Ranch Community
Association (BRCA) E-Mail:
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Annual Meeting
Minutes
March 18th, 2026

John Moir called the meeting to order at 6:00 p.m. Approximately 45 residents attended in person.

After some introductions, John gave his Manager's Report, explaining the Income Statement and the budget that all homeowners received via e-mail in February. As of this date, all homeowners but one are current on dues. Invoices for 2026-27 will be sent out in late March once the 2026-27 budget has been voted on and approved.

Financials

The checking account balance is basically down to \$0.00 as of the date of the meeting. John explains this is a good thing as it shows we're budgeting effectively.

Irrigation and Landscape

Irrigation will probably be turned on in mid-April. If the water user's association cuts back on water allocated, then water may be limited this year, and open spaces areas may be a little dry.

Landscaping for BRCA will be handled in 2026/27 by Adrian Aguilera. Cauy Boulder is contracted to handle Scarlet Court Landscaping.

Updates at Brown Ranch

Pathways will be sprayed within the next two weeks with a pre-emergent weed killer and should not be walked on with bare feet for a while. This applies to pets, also please keep them off the gravel walkways for now. We will also be fertilizing some of the open space with a more concentrated fertilizer that contains a pre-emergent. The yards along Scarlet Court will also be fertilized before irrigation is turned on. John will try to alert homeowners when this happens so you can again keep kids and pets off.

There have been some issues with lawn clippings and brush being disposed of together. Homeowners should try to be mindful of separating these, please abide by the signs when dumping lawn clippings so these can be burned/disposed of easily.

There was a reminder that no home should be leased for a period of less than six months as stated in the Community Charter.

There is construction of new homes occurring on Chestnut and residents should note any concerns with construction. Construction workers are being encouraged to drive up the gravel road on Otter to enter the area.

Budget

Annual dues are to increase to \$550/year, with CWP and CS assessments at an additional \$225 and Scarlet Court \$1550 per year. This allows for the growth in the Reserve Fund, the plan is to use that money instead of having to go to homeowners with a special assessment if we have a major failure. John discusses that the pump station for BRCA may need to be replaced in the next ten years. Catching up on the reserves will help ensure there is money to cover that expense. Other than that, the expenses remain mostly the same, with landscaping expenses a touch higher. Over time, the Reserve Fund will benefit all residents. The budget was presented and residents voted unanimously to approve the budget for 2026-27.

Additional Updates

If homeowners are changing exterior or doing a large landscape change, let John and the board know to approve it before moving ahead.

A reminder about trash cans – please put them out of view and brainstorm ways on how we can resolve this issue.

Neighborhood Watch – a couple of members are involved with this, please let them know of concerns.

Advisory Board – If you're interested in joining the BRCA Board, please let John know of your interest.

Fire code – The state put together a new fire code/map and Brown Ranch may be an area that is concerning for fires. John and homeowners shared discussion about what this potentially may mean for fire mitigation, insurance etc. John will be pursuing meetings with the City of Montrose to learn more about what needs to be done.

The meeting was adjourned at approximately 7:20 p.m.
John Moir