

Minutes (Approved)
Boards Lower Ranch HOA
Directors Meeting
May 30,2017, 6PM at 111 Loggers

1. Old Business:

a. Last minutes from Sept 4, 2016 were reviewed. Action Items remaining include:

- i. Changing responsibility of Signage follow thru from Scott to Wendolyn. (Discuss with Will Caldwell, location for Signage)
- ii. Pam needs to meet with Vicki and update website Member list.
- iii. Scott needs to prepare 2018 Budget.
- iv. Letter sent to all members asking for Board members got ZERO returns.

b. **Road Groups:** Scott reported that with the heavy snows last winter they had higher than expected billings but the Road Groups are working well and no additional letter needs to be sent. Whipsaw is the exception and that whole road group is in arrears for their plowing. The BLR HOA has paid Lunceford for this plowing and the members owe the association for their portion of these plowings. Next year Scott suggests Whipsaw take the plowing on themselves and leave the HOA out of it. **Scott will talk to Tom Drougas who will need to communicate with others on Whipsaw. Scott will confirm Lynn (Sage) is sending out additional billings on unpaid Plowing.**

c. **Checking in on Website.** The Directors reviewed the current Member list for updates needed. Tracking home sales is difficult and we often do not get notified by the Title Companies when a property changes hands. **Wendolyn will look into a process to improve this communication.** Currently, We have as Bank Owned Lots 40, 43,46, and 5.

d. **Speeding/Signage:** Neighborhood is anti speed bumps. **Wendolyn will discuss Signage for LBR and "Drive slowly" with Will Caldwell who volunteered to paint one. Money to be included in 2017 Budget for Signage. (\$1500)** Question about if we need to get permission to locate sign. Wendolyn believes there used to be a sign and it went down years ago and we would simply be replacing it.

e. **Updating Address list of Members:** **Pam will get updated information to Website with Vicki**

f. Letter to members went out with 2016 Dues Invoices on August 8, 2016. Letter restated importance of eradicating knapweed, noted that we would NOT be having a Leisure Sports Olympics in 2016, and reminded members of how to access our Website. A new letter needs to be written for 2017 inclusion with Dues invoices. **Pam will draft this letter for all to review.**

2. Financials: Scott reported what Sage presented him. Some confusion why the Snow Plowing groups are included in the Profit and Loss and Balance Sheet. The Board would like these to be reported separately as they do not affect the total membership of the Ranch. There may be some problem with doing this. **Wendolyn will discuss this with Lynn and find out why it has not changed.** (Note: Updated financials were sent to all Board Members on June 2,2017)

We have \$18,972.28 in the Bank as of May 30,2017. \$2,590.00 in Dues are still outstanding. In addition, separate A/R Aging summaries show \$3,898. is still due from owners for additional plowing fees for Road Groups. Lunceford has been paid for all plowing he did.

Scott will confirm that ADDITIONAL NOTICES ARE SENT TO PAST DUE OWNERS.

Budget for 2017 needs to include a **Reserve, which we have not budgeted in the past for but have built up some \$ now for. (\$10,000 suggested- Scott will include this in Budget for 2017)**

The Reserve would be used for emergencies and to avoid future assessments to owners as determined by the Board of Directors.

3. New Business:

- a. **Flood Review:** Many homeowners were wondering why we did not send out a letter during the heart of the flooding. It came way earlier than we thought, there was no power for 4 days, and the County had not issued anything other than a volunteer evacuation. Neighbors did indeed help each other out with sandbags, and watchdogging the river rise on neighbor's property who were not here. Hard to say what members wanted us to say to them other than "Hold on- The water will go down eventually". It was an unprecedented event according to the news reports. We need to be sure our neighbors know it's beyond our jurisdiction to assume the role of the County.

- i. From snow damage to flood damage, the Ranch needs some cleanup and repairs. Letters will be sent out to owners who need to repair fences and clean up debris in yards. There will be a Walk About on Thursday nite, June 2, 2017 to identify those properties which need to have a letter sent. **(Jerry, Scott and Pam will identify these properties during the walk about.)**

- ii. **Flood Party "And the water will go down"** Set a date after looking at Calendar of local events it may conflict with. Either June 30 or July 1st. 4-8pm. Strictly a social event to get the neighborhood together. We can have it at 111 Loggers Lane. Potluck. **Use \$250 of 2017 Budget for Beer/Non-Alcoholic Beverages/Wine. Scott to include this in Budget for 2017.**

- iii. **Scott will include \$3,000.00 in the 2017 Budget to hire a contractor to remove debris trees in the right-of-ways. Scott will discuss what the County will and will not do on Warm Springs Road, including repairing the potholes before Penny Lake.**

- b. Revisions to Design Review Form: Pam presented a few revisions to the Design Form we have been using the last few years. These changes included Using BOLD text to increase awareness of Contacting adjacent neighbors about review plans and having them sign the form with any comments they have or that there are no objections to the request. Also, added in bold,

“Please note length of time (not to exceed 6 months) temporary structures will be in place” and **“Survey stakes need to be in place if requesting a fence to be located on the property line.”** Motion made by Wendolyn, seconded by Jerry, to approve changes to Design Review Approval Request Form. Motion carried.

c. Design Review Report:

i. We have not seen a Landscape plan from Brad Miller yet. **Pam will send an email to Brad asking where the Landscape plan is.**

ii. Pam needs file copy of Charlie Kucher’s DR Form that Scott has signed along with Tom Drougas with Condition that a Landscape plan be submitted prior to construction start. This plan was approved in March. **Scott will forward this Kucher DR Approval Form along with Landscape plan to Pam for the file.**

iii. **Pam will contact Jarrot Miller to find out if his addition is completed.** Approval form said he was going to be done by Feb 1, 2016, and told us last summer he needed 6 more months.

iv. Design Review Request from Jerry Seiffert for removal of 3 cottonwoods on his property that are threatening his house.

v. Call from Nappy Neaman to add a fence will be followed up by Pam.

d. Tracking home sales. **Wendolyn will follow up on how to make sure the HOA is notified of transfers of title.**

e. New board member possibilities were discussed and contact will be made by Pam to get a new Board Member to take Jane Wyler’s spot, who resigned as of January 2017.

f. Other:

i. **Jerry will send a letter to the County regarding the road repair and what their plans are to repair potholes and clear right of ways.**

ii. **Wendolyn will discuss with our Council, Jill Eshman, regarding the legality of Board Ranch property sales and if after a sale, the property becomes part of the HOA or not.**

iii. **Pam will contact John Campbell regarding their responsibility to maintain the easements they (Sun Valley Long Term Holding) retained ownership of of deadfall, old cottonwoods that may threaten homes, and knapweed eradication.**

iv. It has been brought to our attention that there are properties being used for Commercial use on the BLR. **Jerry and Wen will discuss with Council a letter to them with a copy sent to the County P&Z regarding illegal use of the property.** These properties will be identified on the Thursday Walkabout mentioned above.

v. There was discussion regarding having members opt out of PO Mailings of notices and getting the notices sent by email instead (Dues Invoices, general Letters to membership, etc) Wendolyn motioned we change the By Laws to read that mailings could be by electronic mail. Seconded by Jerry. Passed. **Wendolyn will consult Jill Eshman regarding this wording.** This would be a member by member opt out.

vi. **Scott will find out from Cincotta if he owns property or is still on lease.** Regardless it does not opt him out of HOA dues. SVLTH pays dues on lots they own. Only Board family does not. Also Naser and one of Gordon lots

vii. When we write Invoice newsletter, we need to remind people NOT to empty sandbags into the river. Who will be writing this letter?

Meeting adjourned at 8:30 pm. Next meeting to be in spring of 2018, date to be determined.