

(Approved by email)

**Minutes**

**Board's Lower Ranch Homeowners Association Board of Directors**

September 27, 2016 6:00pm

111 Loggers Lane (Doucette House)

Present were Scott Curtis, Pam Doucette, Jerry Seifert, and Wendolyn Holland.

Not Present: Jane Wyler

Meeting called to order at 6:15pm. Quorum established

**A. Old Business**

1. Minutes from last full Board Meeting on April 24, 2015 were reviewed to update all.

**Action Items** from this meeting were resolved as follows since last meeting:

a. Scott Curtis discussed Insurance needs with Jack Dies and we now have Liability Insurance in place. Cost was \$792.00, less than the \$1000.00 budgeted.

b. Regarding Parcel BB, and Ownership never being transferred to the HOA:

Article VIII (of CC&R's ), Roads and Easements, Section 1. Transfer to Association. States: *The Declarant (SV Long Term Holdings) owns Parcel D and all of the road and driveway easements and access to the fisherman's easement depicted on the plat for the subdivision (the "roads and easements"). The Declarant shall transfer title and ownership of the roads and easements to the Association prior to the first conveyance of any Lot to an Owner.*

While Parcel D, (roads) was transferred, the Sun Valley Long Term Holding CO. pays taxes on and maintains ownership of the Parcel BB which includes the fisherman's easements. In a discussion with John Campbell and Brown, they want to keep this ownership as they still sell off pieces to adjoining lots which need more acreage. The wording is somewhat vague and it was decided to not pursue any ownership of this property at this time. Also- Regarding the Idaho Power Co. needing approval for utility Easements, Idaho Power has a blanket easement on the Board Ranch for their Power lines dating back quite a few years.

c. Information regarding weed eradication went out in a letter addressed to all members, which was sent with the annual dues invoices in August 2015 and August

d. Pam met with Vicki and updated the website in May 2015. ( It needs to be updated again)

e. Scott spoke to Lynn about separating the Plow Group financials from the Profit and Loss Statement.

f. Letter was drafted by Wendolyn and Jane to go out with invoices in 2015. Scott sent approved 2015 budget to be included in packet being mailed, as well as last minutes.

2. Road Groups and Snow removal. Seems to be working well with the Road Groups and no additional communication is required.

3. Website. Needs annual updating. **Pam will get together with Vicki to Update our member list as well as add any new DR submittals and photos , a 2017 budget, and latest minutes.**

4. Speeding, signage: Found survey done in 2007 with members that were against putting speedbumps onto Warm Springs Road. Instead looking at clever signage. We have gotten new speed limit (25MPH) signs and "Slow Down" signs on Warm Springs this past summer. Discussion on adding "Welcome to Lower Board Ranch" signs which would have our Logo on them (Both ends of Ranch) as well as a sign below which would say "Please Drive Slowly". Board voted unanimously to add a line item in the budget of \$1000.00 to make these signs. **Scott will follow up with Will Caldwell regarding painting these signs and the cost of doing so.**
5. Letter to members went out August 5,2016 along with dues invoices.

## **B. Financial Report**

1. Payables and receivables: \$5764.00 is still Receivable. Dues invoices went out in August. **Scott will ask Lynn to send second notice in October.** \$2146.42 is Over 90 days out. It was voted unanimously to put Liens on property that exceeds \$400.00 unpaid. **Scott will notify Lynn of this.**
2. Lynn has some members that she has no address for. **Wendolyn will try to track these down.**
3. Discussion regarding what constitutes a reasonable "Reserve" for the Budget. 2016(17) budget will include a line item for a \$15,000 reserve balance, \$1000 for Signs, and \$2000 for weed eradication. Motion by Wendolyn, second by Jerry. Voted unanimously to include these amounts in future budget. Other expenses will be basically the same. **Scott will prepare this new budget (2017) to be put onto Website when updated and approved by Board.(via e mail)**
4. Balance sheet as of Sept.27,2016 and Profit and Loss sheet (Jan through Dec.2016) prepared by Sage Bookkeeping will be attached to these minutes.

## **C. Design Review Updates**

1. Jerrett Miller (412 Big North Lane Lot 51A, Block 2) submitted plans to remodel and add on to front of house in June 2015. Neighbors notified. No issues. Approved. Not completed yet. E Mail sent to Jerret regarding when he plans to be complete. (Application said by Feb 2016). No word back yet.
2. Franco submitted an application to put a temporary container (Nov2015. -May1,2016) on his lot to store items from his yard in. He had already put this container on his lot prior to the application. We requested he file an application and consider neighbor responses. Pam had conversations with Ray and Pam Franco and Scott went over and met with Ray regarding the alternate location. The alternate location was accepted as a temporary location. Ray was also notified that the COunty MAY require permitting of any structure, temporary or permanent, over 120SF (The Franco container is 160sf.) Ray moved the Container out of Ted Ayliffes major view corridor. Ted then filed complaints about the Front end Loader being "unsightly equipment" that sits during winter on the

Franco lot. Ted also feels that it is damaging the Carriage Lane bridge. After checking the weight load of the bridge it was found that the Loader weighs 27700 lbs, the Bridge is approved for 80000 lbs (Fire Truck approved). In discussions with Ray regarding the Loader he stated that he is backing out of doing neighborhood plowing. A discussion during a special meeting of 3 out of 5 board members in Dec, 2016 determined that we would not require Ray to remove the Front End Loader this season and will monitor it next year if he has it on his property again.

3. In May, 2016, a letter was sent to property owners adjoining the Board Loop Right of way (The connection not used currently between the Board Loop roads) asking them to please keep the easement clear of plantings and parked cars.
4. In July, 2016, Kathy Braegger (106 Cross Cut Lane (Lot 33C) submitted an application for the removal of 4 old and dying cottonwoods. She plans on adding 2 pine trees and 6-8 Aspen trees. Approved with condition that if trees are in Riparian zone County Approval is needed and that neighbors have been notified of the work to be done.
5. Jimmy Vaughn (110 Rough Cut Lane. Lot 20 Block 1) sold his lot and has forfeited his Construction Deposit.
6. August 2016. Complaint received regarding major weed problems on a specific lot. Owner was notified and cleanup commenced immediately.

#### **D. New Business**

1. Regarding email from Tom Drougas regarding for sale signs on Lower Board Ranch: There was discussion on "For Sale" sign placement. County requires signs to be on property being sold and not on others property on adjoining roads (ie Warm Springs). While some Homeowner Associations actually prohibit For Sale Signs in their neighborhood, we did not feel The Lower Board Ranch should be one of them at this time.

2. Board will conduct an election at the next meeting. Notification will be mailed out to members regarding anyone interested in serving on the Board in January, 2017 (Looking to Wendolyn or Jane to Spearhead this)

2. Board will try to look at having a summer party again in 2017 as we were unable to have one in 2016.

Next meeting to be April 25th, 2017.