*Meeting Minutes 6/6/2018 approved at meeting on Dec 4, 2018*

Board’s Lower Ranch Homeowners’ Assn

Board of Directors’ Meeting

6 June 2018– Pamela Doucette’s home, 4:30PM

Present: Wendolyn, Scott, Janet, Pam. (Jerry had to cancel- double booked.)

1. Old business
2. Review last meeting minutes, 12/2017- (approved by email). REVIEWED AND APPROVED

2. Review Action Items from last meeting - only those not done are listed:

3, .Confirm Accounts Receivables sent second notices for plowing and dues (Scott) YES-DONE IN MAY

4. Discuss with Lynn (now LINDA AT SAGE BOOKKEEPING) why Road Group Bills are not separated. (Scott and Janet have been review this with bookkeeping.)

5. Discuss with Council, Jill Eshman, re: the legality of BR property sales owned by SVLTH after closing becoming part of HOA. (Wendolyn will review this and discuss with council and report back to board)

6. Contact SVLTH (Sun Valley Long Term Holding) about maintaining their easements , clearing of deadfall at Fisherman’s Access areas and knapweed control. Are they our easements on their land? Easements are deeded to SVLTH but it seems since we have the EASEMENT we are the responsible party for maintenance. Legal advice?

7. Discuss with Council proper letter re: Illegal use (Commercial) of Property. This is not really something in our CC&Rs but it is in the County Zoning restrictions for R-1. We have warned verbally offending parties and will keep watch on it.

8. Discuss with Council procedure to change Bylaws to allow email notifications sent to property owners. Janet note- e-mails have been challenging to get correct ones or updates, to avoid individuals spam procedures and to get people to notice. It seems we need to continue postal mail and add e-mail.

B. Financial report (Scott)

Update on Payables & Receivables, Balance Sheet, and Accounts Receivables all had errors in them. New bookkeeper. Will report and add to minutes once proper financials are shared with Board. Scott and Janet to meet with new Bookkeeper, Linda, and Caroline. Sage BookKeeping seemed to be working off of an old member list and this needs to be corrected. ASAP. Done and in process, Linda is very good about updates and communicating with Janet to update list.

1. New Business
2. Signage- Will Caldwell has done a preliminary design for the new sign. All agreed to accept with one change. We need to Say BOARD’s LOWER RANCH rather then BOARD RANCH. To avoid confusion with Board’s Upper Ranch which is getting subdivided and sold off now. Trust Will to paint a great sign with vibrant colors. Discussion on Back side- blank and painted some shade of green. Pam will communicate this to Will. Janet and Scott will be responsible for the posts and mounting of the sign at decided location once completed.
3. Design Reviews - Pam presented report of activity from Dec 2017- now. They included 1 new home, 2 additions, a new fence, and 2 follow-ups on fence and yard maintenance.
4. Website was updated by Pam and Janet with Vickey WIlliams at Dreamworks. Updates included new Design Review Form, revised Design Guidelines, updated Roster of Members ( accessible only with password), 2018 Budget, and current Minutes. Photos were also added from the 2017 “Survived the Flood” party. Janet will keep tabs on additional updates as needed. Done & ongoing
5. Annual Letter was discussed. Letter to go out with dues invoices should include:
6. Knapweed always
7. Dogs (licensing and tags)
8. Warning design review requirements
9. wildlife
10. Website and Password
11. WInter clean up
12. Commercial use on residential lots. County)
13. Night Sky rules.
14. Summer Party date- Aug 4th or 11th (Pam will let Wen know)

Wendolyn will draft this annual letter by June 22. Plan is for it to go out with the 2018 Dues invoices in July. Done

4. Additional New Business Items:

1. The Island parcels. Their request for becoming separate lots with the county has been approved. They now all become individual members of the HOA Association. Janet will compile email history of Island for Wendolyn. Wendolyn to Draft letter welcoming them. Kathy Bragerer to contact us when process is completed.
2. Yard Sale- May 12 McCourbrey’s put together a group notice of Board Ranch Garage sales and many members contributed. Each house had their own sale but advertizing was combined. Reports were that it went very well and maybe could become an annual event.

Next meeting to be in late 2018 - Date to be determined.

Meeting Adjourned at 6 PM.

6PM Member present: discussion followed re Landscaping issue between neighbors..

Ongoing, headed towards resolution by fall/winter.