

Agenda
Boards Lower Ranch HOA Board of Directors meeting
Dec 6th, Friday 2019 4:30PM
At Janet Kellam's home

In attendance: Pam, Jerry, Ray, Janet, Wendolyn called in

I: Old Business

- A. Approve Minutes of last meeting 7/2/2019 **DONE**
 - B. Review list of action items incomplete:
 - 1. Jill Echman retainer for Legal work **Decided not to use Eshman and to seek out John Seiller due to reputation, focus of his practice and knowledge of the area.**
 - 2. Road Easements Whipsaw and Boiler/Board Loop- Tom Drougas Janet will get Bruce Smith to survey Board Loop East corner, Gordon Williams surveyed Whipsaw corner. Then we pursue legal work for lot owners. Verbally they allow access along existing road across those corners but would like to be released from any liability.
 - 3. Scott Info from County Re: Time limit to complete a Building so we match that in our DR docs. **To Do**
(Application have line still for HOA approval? **Yes, responsibility of property owner**)
 - 4. Scott- Aging Accounts receivable (will update- second notice just going out)
 - 5. Janet- Road Groups- Whipsaw cleared up? **Yes**
 - 6. Janet- Updates Blaine County Comprehensive Plan and Century Link fiber optic plans **Comp Plan draft approved, in process for full plan to be completed. Century Link ongoing..update Project dropped to Frenchman's July 2020 but with plans approved, CL Fiber Optic dug and bored, junction boxes and marker posts in road easement only to Termination point at Boiler Lane/Board Loop Century Link box. No information available regarding future service.**
 - C. Signage completed. Letter of thanks to Will. Reimburse expenses? **No, a gift from Will to HOA**
 - D. Tracking New neighbors? Method? **Title Companies are calling SAGE Books regarding HOA dues regularly now**
- II. Finances Scott reports from Sage
- A. Profit and Loss Statement for year to date
 - B. Payables/Receivables
 - C. Road Groups
 - D. 2020 draft Budget review
- III. New Business
- A. Century Link Fiber Optics plan and Comprehensive plan. **See Update July 2020 above**
Question?: Should we send out email/letter to update members? **Done in winter letter to all HOA members , along with Avalanche Wise basic info flyer.**

- B. New BOD: Ray Franco (Vote IN) **Unanimous, Ray accepts**
- C. Avalanche reviews done on the smashed lots. What to do about debris left on one lot. **Rebuild denied by county, no building in Avalanche Red Zone. Owners filed an appeal. May 12 hearing rebuild denied, going to legal processes. TBD but July 2020 HOA contacted Blaine County with concerns since it had been over a year since avalanche destruction and was informed that Blaine County is in communication with owners about removing debris- a hazard and against CC&R's to leave on lot. (note adjacent destroyed house removed summer 2019. HOA would like to have debris removed before winter 2020/2021.**
- D. Assessing what work needs to be done in Fisherman's easements (ie: tree removal/knapweed). **Update- Janet contacted Franciso Gomez 8/22 knapweed will be pulled at Crosscut Lane bridge and easement along Warm Springs Road.**
- E. Meeting with SVLTH re clarification of process and responsibilities and clarification of filing changes with county. **Not Done yet**

IV. Set next meeting for late spring 2020 **Covid-Isolation orders and protocols.**

Design Review continued 2019-2020

Added to application- it is duty of property owner to notify DR when project is completed for final site visit/inspection (incl landscape plan) to receive \$200 refund.

Pressley, Luck, Gaspers, S.Michael

Adjourn

ADDITIONAL FOLLOW UP:

- 1) SAGE Bookkeeping will redo their Invoice for annual HOA dues to clearly identify
 - make check payable to LBR HOA
 - mail check to SAGE Bookkeeping
- 2) Contact Seiller re: legal assistance LBR HOA and for road easements-Whipsaw & Boiler/Board East
- 3) HOA Board to check with Blaine County re Avalanche Home Debris status- removal, send letter regarding debris removal (Consult?)
- 4) Lot 23 (Board Family lot WS Road)..closing will become HOA members and Double Tree and/or Rough Cut Lane road group-