

Meeting Minutes Approved Meeting July 2, 2019
WITH JANET ADDITIONS & UPDATES FOR NOV/DEC meeting 2019
Board's Lower Ranch Homeowners' Assn
Board of Directors' Meeting
2 July 2019– Janet Kellam's home 5:15pm

1. Guest: Avalanche engineer, Chris Weber, from Colorado, is working on the destroyed homes and mapping the most recent avalanche activity for 3 Board Ranch properties. . He gave the Board insight into the process of mapping (snow loads, slope and history, aspect, terrain) and what it could potentially lead to. He recommended looking at website called caltopo.com. The map study belongs to the property owners and will be shared with the County and with insurance companies. The report will be finished in 30 days. *Completed, study personal documents (not released for public) of property owners and used for insurance and Blaine County zoning. Blaine County does not allow building in the Red Zone and the study recommends this also. I am not sure of property owners plans or status with Blaine County, one building has been removed, one is on site and hazardous.*

2. Old Business

- a. Review last meeting minutes, Dec 04, 2018 AND APPROVE.

Motion to approve Dec 4th, 2018 minutes as presented made by Wendolyn, seconded by Scott. Passed. 12/04/18 Minutes approved.

b. Review Action taken to date on hiring Jill Eshman to review and advise the Board on the Fisherman Easement maintenance (knapweed removal and dead fall) as well as the sale of SVLTH land to adjacent lot owners. Wendolyn has contacted Jill with the following questions:

1. We would like to discuss legal issues surrounding the sale of properties owned by SV Long Term Holdings (SVLTH) to individual homeowners (accreting on to their original plats).
2. Similarly with SVLTH, can you please advise us on their responsibility to maintain fisherman easements, e.g., the clearing of deadfall, the eradicating of knapweed. The properties are deeded to SVLTH but ,we believe, the HOA has the easement. Who is responsible for maintenance? *The original documents when SVLTH purchased the land from the Board family indicates HOA maintains fishermen's easements but it is not clear what documents were ultimately recorded and filed in a multi step process of SVLTH purchasing the land then re-selling it.*
3. Can you please provide us with any nuances we ought to know about Commercial activity on people's land? We understand it's in the County Zoning restrictions for R-1.
4. Can you please help us with what would be required to change our by-laws to allow for (only?) email notifications rather than snail mail?

Wendolyn is in discussion regarding a retainer and contract with Jill- IN PROCESS

c. Signage- Project completed! Will Caldwell has completed painting the Sign for the entrance to Board Ranch and Scott and Janet have gotten it installed. Discussion regarding trading member work for membership dues resulted in the decision **NOT to trade removing annual dues in exchange of work done for the association by members of the association.** It defeats the Volunteer aspect of those who do additional volunteer work for the overall well being of the HOA. Will had volunteered his services rather than be paid the \$500.00 offered him. We are all grateful to both Will and Scott and Janet!

d. The Annual Letter was completed by Janet and Wendolyn and was mailed by Sage Bookkeeping the end of June with invoices as well as the invitation to the annual Leisure Sports Olympic Picnic on August 3rd,(Saturday, at Doucettes, with games starting at 2pm and Potluck at 6:30pm). We are now working with Lynn(not Linda) at Sage Bookkeeping.

e. We are still in search of those members who would be willing to serve as Board Members or member of the Design Review Committee. *It was decided that all board members currently will discuss (and encourage) this with members at our annual picnic.*

f. Clearing up the Road easements- Tom Drougas is in the process of developing the language to define the Road Easements more along the lines of their actual paths. (i.e. the plat shows 90° angle and the roads actually create an arch.) Additional information may be required. The lot at the end of the first Board Loop has been sold. **Pam will send an email to Tom to confirm status and that he is willing to complete this action item.** *Janet received from Tom the legal survey of current road (done by Gordon Williams), Tom has discussed with MacGregor that HOA develops a legal MOU that states property owner allows access across his property for*

existing road (legal survey description), has no legal liability for actions on this road, and retains full ownership of property. Currently working to achieve the same for the similar corner of Board Loop East.

g. Clean Up from spring: Carl Rixon will haul off the pile of dead cottonwood at the end of the Board ranch. DONE (Note Janet- More could be removed, it is on FS property perhaps when Penny Lake Dock is restored we could ask FS for assistance)

h. Action Item not done yet: **Scott will consult with County regarding the time frame for a residential Building Application. Do they have a time limit to complete the project and what are the consequences if they do not. We need to match the county at least. County does have a line on their application for HOA approval. (Along with Health Dept. and Fire Chief)**

2. Financial report (Scott)

a.Scott provided updates to date on Payables & Receivables. **Wendolyn motioned that Financials presented by Treasurer and reviewed for corrections noted by Scott be approved. Seconded by Janet. Passed.**

b.Accounts Receivables (aging Summary) . **Since dues notices just went out this was held for discussion at our next meeting.**

c. ROAD GROUPS. All road groups operating as a group (Boiler, Board Loop and Whipsaw) have separate checking accounts now. **Janet is currently working with WHipsaw lane to clear up accounts receivables for this road group.** All clear-Janet met with Whipsaw group and communicated with Rowell, Baird Gourlay is Whipsaw coordinator and all agreed to fall assessment \$250 & snow storage areas with willow encroachment cut back by Baird and some property owners.

3. New Business-

a. Century Link and their proposed Fiber Optic line going out to the end of Upper Board Ranch (Tony Robbins wanting to pay for this to his property). **Wendolyn brought forward a motion to notify them that we are not in favor of overhead lines, the associated poles and guy lines, as proposed, passing through the Lower Board Ranch, and that underground lines are preferred as proposed through Forest Service land. Seconded by Scott. Passed**

Janet will draft a letter that this proposal as stated disrupts the scenic corridor through Board Ranch and would create a significant impact with its associated infrastructure, including many new high poles.(Letter drafted, approved by Board, and e-mailed July 8 2019 to Century Link project leader) Follow Up- Century Link Plan based on our plat and Blaine County supporting us, is now to bury and bore cable through Lower Board Ranch with reclamation equal to or improved post project.- Will run along Warm Spring Road north and west side to Whipsaw, exiting end of Whipsaw to IDPCO poles on FS land (increase height from 35 ft to 45ft and may have other equipment or cable loops on pole) to span Warm Springs Creek. As part of the process prior to any approval-The FS will ask for public comment about the project on and across FS Public Land, sometime

this winter. We need to look for this. I submitted questions and concern for the Whipsaw Road since the easement is owned by the HOA and not the like Warm Springs Road, and MacGregor's property but unclear response, as proposal continues we will need to ask for clarification. Question as to ability for homeowners to tie in to this Fiber Optic- "That is a question for business office based on availability and pricing" Again unclear response. I anticipate these questions need to be asked again and timed to coincide with FS process.

- b. Janet has attended meetings that the county has been having regarding the Blaine County Comprehensive Plan. (Link: <https://www.co.blaine.id.us/DocumentCenter/View/4552/1-Ketchum-Sun-Valley-Subarea-chapter-draft-May-2019>) Concerns include septic locations, non conforming property (including side roads and private roads, easements, and State property such as Penny Lake). She will continue to keep the BOD posted on any developments of the comprehensive plan. *Nothing new, County is currently adding to draft with South Valley sub area review.*

4. Design Reviews Report- Janet reviewed current building that includes 3 "Barns", and one substantial Addition/Renovation that have been reviewed and submitted in the last 6 months. She also noted sales of two properties and has updated the Member roster to reflect same. It was discussed that the Design guidelines be amended to state that Landscape plans should be submitted at the time of review by the HOA DRC. We are still waiting for landscape plans from property build outs that have not completed their landscaping.

5. Due to the recent winter's avalanches two properties are now not usable by their members. **Pam motioned that the dues of the lots destroyed be suspended until further notice that they will be able to rebuild their homes. Jerry Seconded. Passed.**

NOTE: Janet will add to members web pages- "Living in Avalanche Country" a printable page

5. Next meeting to be in Fall 2019- date to be determined.

Meeting adjourned at 7:10pm

Minutes by PJD 7/2/2019