

BOARD RANCH HOA  
2022 Board of Director's Meeting  
JUNE 6, 2022 Janet's house

In Attendance:

Jerry Seifert, Scott Curtis, Wendolyn Holland, Ray Franco, Janet Kellam  
Call to order- Jerry- we have all board members in attendance, we have a quorum

Approve 2021 Minutes- Wendolyn motions, Ray seconds All in Favor

Financials- Scott presented June 1st financials from Sage Bookkeeping. All in good shape, there are a handful of past due Annual dues outstanding with late notices sent. The Annual Letter will be mailed this month with Invoices for current year Aug 2022-July 31 2023 and any past due.

Design Review Update- Design Review Application and Guidelines were updated last year and most property owners have been good about submitting fully completed applications although still need to be asked again for landscape plans. Note- Hollingers need to complete their berm landscaping this summer and include weed control.

Sales, New Owners- Title Companies have been better, Janet sends out Welcome Letters with HOA info, sometimes LLC's are only contact we have so trying to get an individual contact person for those.

Road Group Updates

Carriage Lane - future/proposed bridge work. Road is owned by HOA but bridge repair replacement is at expense of property owners across the creek. Proposed new bridge would upgrade to meet new rural fire tanker standards, any proposals go through Blaine County and should include surrounding homeowners for comment.

Other road groups need better coordination for winter plowing as there is some confusion regarding driveways vs road clearing. Needs to be equitable among all & how Joe's Backhoe can bill correctly and receive payment. A motion was made by Scott, Ray seconded for Janet to send letters to Board Loop West, Double Tree/Single Tree, Carriage Lane and Sawdust to help them coordinate. Road Group organization will also be mentioned in the summer letter.

Some roads, being grandfathered in from early plat with county, require specific turnarounds to meet Fire standards. Road Groups need reminding to keep clear winter and summer.

Legal Consult – HOA has been working with Alturas Law, Sam Linnett for Whipsaw and Boiler East road corner easements. In process with Bruce Smith doing survey and legal survey description. Alturas Law has all our documentation for HOA and will be available for other legal work as needed or sought.

Fisherman's Easements- Knapweed. We have had Wood River Landscaping (Francisco Gomez) clear the Island Bridge Easement of Knapweed for several years. Also want to include the Double Tree Lane Easement and parking area this year. Need to stake boundaries for this one to enable access, may need a full survey.

Summer 2022 Letter to go out with Annual Dues note & Good Neighbor Rental Guidelines

**Additional Business:**

Penny Lake area entry to Board Ranch- numerous fallen cottonwoods are on FS land & looks trashy. Will discuss with FS and potential to hire fallen tree removal service. County is removing several Cottonwoods in WS Road right of way that threaten road and homes between bridge and Carriage Lane may be able to coordinate with that timing.

Avalanches- Jerry motions, Wendolyn seconds re: the HOA asks our lawyer if the board needs an official position regarding avalanche zoning. It is County oversight and new homes or remodels require avalanche mapping and engineered structures, but with older homes in the red/blue zones do we need to do more including some of the HOA roads. We do have "Be Avalanche Wise" general information on our website, we refer to avalanche zoning in our DR application/guidelines as well as our subdivision plat indicates areas of the Board Ranch lie in Avalanche zones (as well as Flood Zones).

Adjourn- Wendolyn motions, Jerry seconds. All in Favor