

BOARD RANCH HOA
2021 Board of Director's meeting
May 3, 4PM Janet's house

MINUTES:

Attendance- Jerry Seifert, Wendolyn Holland, Scott Curtis, Ray Franco, Janet Kellam, Tom Drougas for Design Review portion

4:10 PM meeting called to order- Jerry S. Janet 2nd all in favor

1) 2020 -Governing Board I circulated notes/documentated 2020 an Electronic meeting due to Pandemic. Acknowledged by Board via email instead of a meeting. Notes reviewed and accepted as minutes of the 2020 meeting. Janet motioned for approval of 2020 E meeting minutes, Wendolyn second all in favor

2) Design Review recap so Tom could attend this portion then depart meeting... Design review has become a large workload. Pam and Janet had been sharing the duties, Pam moved part time to McCall and has a new grandchild so resigned 2020. Janet has been coordinating everything during the past big years. This has been all volunteer work by Janet & the Board for everything, the concept has come up past years to provide compensation for DR Administrator. To hire an outside firm would become very expensive, especially with all the various members of HOA, a complex history and all the non-conforming lots. We'll continue to consider this. A discussion was had about piece-work with a part time architect or knowledgeable zoning person to review applications, Scott was going to find out about how some other HOAs handle their design review and costs. Scott proposed Janet gets some level of compensation or gift for all of her time, Jerry seconded it-all in favor. Janet said she'd look into easiest method for that for taxes for HOA.

Also discussed additions and some changes to Design Review as we have seen larger structures having more impact and often requiring variances. Any development and building impacts the whole neighborhood as times have changed and so many large buildings, more traffic etc.

Update Guidelines to include

- Landscape Plans must be intact before HOA DR approval
- Susie Michael and Wendolyn offered to prepare Landscape notes regarding the Lower Board Ranch environment and keeping our natural resource healthy as we are a unique neighborhood in the Wood River Valley. Note was made to refer to environmental conscious landscape notes that already in Design Review guidelines. To ensure same messaging and avoid duplication.
- Snow Storage plan must be included for driveway snow and side road snow if applicable
- Construction parking and traffic plan needs to be addressed to reduce impact on surrounding neighbors. Construction fencing to keep activities on property and not on easements or neighbors property. Dust control if on a side road.
- If removing structures large enough to require a demolition permit from Blaine County, need to submit a DR Application and notify neighbors in order to prevent demolished property sitting in poor shape or hazardous materials exposed for an extended period of time.
- Reminders of road widths and easement wider than roadbeds 30ft total width, Warm Springs Road 60 feet wide, 30 ft each side from centerline.
- Solar will become more and more prevalent and we'd like to see panels on rooftops, but not placed as structures on the ground and reflecting at neighbors windows and yards.
- Site Plan and Elevations will most likely require story poles and footprint staked out to accurately depict the structure location and height on the lot.
- Site Visit by DR mandatory
- The DR fee will be \$400 and the entire amount will stay with DR for administration and processing, no deposit returned.

The website will be updated with guideline notes and special notes regarding design review will be included in summer mailing with reminder all are on members only section of website.

3) Financials

All were reviewed and is in good order. The road groups are managing winter/summer maintenance. There are just a handful of delinquent HOA annual dues and road group participants overdue. SAGE has sent a couple reminders. The HOA Dec 31 2020= \$37, 287.00

4) Legal Consult:

We'd like to establish a relationship with a legal firm for now and the future. Eshman and Associates is no longer a good fit and has not been utilized since early HOA work. Due to the nature of the initial platting, there are two roads that cross the edge of two properties due to the 90 degree tight radius layout. Whipsaw and Board Loop East. Longer vehicles and Emergency vehicles also require the rounded curves. We have both road corners surveyed, have spoken with property owners to do a legal consult to guarantee the property owners keep full ownership of their properties but allow the roads to continue as is and the property owner carries no liability for any activity or accidents on the existing road across the corner of their property. Sam Linnett, Alturas Law, has been recommended as a very good real estate and property lawyer. Note- Janet contacted and will receive legal firm info and keep board apprised.

5) Fishermen's Easements

We need to better identify, need to address private use at Double Tree Lane of Fisherman's easement.

We will contract Francisco Gomez again to pull Knapweed at the Island bridge easement and will have him weed whip the Board Loop East and West easement to assure fire safety and emergency access through the entire Loop but we will not do additional road construction through the access.

6) Officer Elections:

Wendolyn moved we retain the current officers and Board of Directors, Ray seconded Jerry Seifert President, Scott Curtis Treasurer, Janet Secretary, directors Wendolyn Holland and Ray Franco. We will continue to ask around for other interested Board members and insert in the summer letter.

Summer Letter Contents:

- Dues and how to submit as we have some members who keep writing checks to SAGE,
 - checks must be made out to HOA and mailed to SAGE
- Knapweed- please pull it!
- Good Neighbor Rental to help manage rental impacts on neighbors
- Summer Party- we will not have a summer party this year Covid-19 concerns
- Design Review reminders, updates

6:00 PM

Janet motioned the meeting adjourn, Ray seconds- All in Favor