

## **FARANHYLL RANCH HOMEOWNERS MEETING**

**SEPTEMBER 17, 2021**

The Faranhyll Ranch Homeowners meeting was called to order at 5:00 pm at the home of Bill and Kathy Williams. The following were in attendance: Jan Shugart, Randy and Kathy Schrock, Ray Dittamore, Scott and Debbie Fifer, Jennifer Dockery and Tony DeMoraes, and Bill and Kathy Williams.

### **1. Approval of Minutes**

The members reviewed the draft minutes from the February 20,2021 meeting. A motion to approve was made, seconded and unanimously carried.

### **2. Budget and Financial Review**

Scott Fifer reported on the current status of the 2021 budget. All line item expenses are under budget with the exception of herbicides, fertilizer, diversion structure, and cutting and baling of hay. Scott commented that the overages were due to unexpected expenses related to beaver damage to the Doose Ditch and more fertilizer and herbicide treatments. The HOA currently has an account balance of \$23,034.62.

### **3. Election of Officers**

The following officers were elected by the HOA:

President: Randy Schrock

Vice President: Tony DeMoraes

Treasurer: Scott Fifer

Secretary: Kathy Schrock

### **4. Ditch Maintenance**

Scott Fifer reported that the Doose Ditch Flume will need extra repair due to beaver damage. Scott will follow up with Tom McGee regarding this project.

### **5. Haying Report**

Bill Williams reported that Marty Landrum informed him that he felt it was a good crop. He harvested approximately 200 bales of hay, which is twice as much as the prior year. However, due to drought conditions, it was less than prior years.

### **6. Fence Repair**

Bill Williams reported that there are five to six broken sections that need to be repaired. These downed sections have been cleaned up as much as possible to minimize visual impact. However, rails and posts are not currently available due to supply chain disruptions.

## 7. Weed Spraying

Bill and Scott reported on the weed spraying that was accomplished in the north pasture to mitigate the spread of thistle. Bill, also, reported on the upcoming spraying on the main trail as well to eliminate thistle. This was to be accomplished on September 25<sup>th</sup> and 26<sup>th</sup>.

## 8. Winter Preparation

Bill Williams reported that Rand Kuledge has committed to preparation and snowplowing for the upcoming winter season. Bill, also, reported that Mike Moser with Moser Irrigating would like this work in the event Rand decides to not accept this project in the future.

## 9. Building Update

Tony DeMoraes and Jenn Dockery gave a status report on their current building project.

## 10. Potential Projects and Procedures

- Ranch project work list: Bill suggested distributing a monthly project work list so that people would be aware of the ongoing projects and participate when possible.
- Road repair: Patching needs to occur in the next budget cycle from Dittamore's property to below the barn. Tony commented that this would be good timing because it would allow for the impact of their building project on the road.
- Barn repairs: There was dialogue around the need for repairs and painting to the barn. It was agreed by the HOA that this should be part of the 2022 budget.
- Fence repairs: There was much discussion about ranch fencing. Ray Dittamore suggested that everyone think about and discuss their vision for what we want the ranch property to look like. Members put forth three possibilities. The first idea was to eliminate the fence and post the property. The second would be to totally repair the fence. The third possibility would be to enhance the area around the bridge and gate and the area immediately north and south of the entrance and to minimize the fencing beyond these points. This will be further discussed in the spring meeting and addressed in the 2022 budget.
- Overgrown trees and bushes by main gate entrance: It was agreed by all that the trees and bushes by the gate need to be trimmed back to open up the view along 4-Mile. Bill Williams agreed to follow up on this project.
- Gravel for the dumpster area: Ray Dittamore suggested that we bring in some gravel to eliminate problems with mud around the dumpsters. Tony and Jenn commented that they will have excess gravel from their building project and will arrange to have it placed and spread in the area proximal to the dumpsters.
- Trailer storage: Members discussed the possibility of having the HOA own a trailer that all could use to eliminate the problem of multiple trailer storage in the barn. This possibility will be discussed again at the spring HOA meeting.

- Mogli Cooper escrow: Scott Fifer put forth the question of releasing the escrow being held from the recent transaction and repair to the hay field. It was agreed by the members to release the funds.
- Excessive construction equipment by the barn: HOA members agreed that Tom McGee needs to remove his equipment from the barn area. Bill Williams agreed to talk to Tom about moving his equipment.

#### 11. Adjournment

The meeting was duly adjourned at 6:30 pm.

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Chairman of the Meeting—Bill Williams