

FARANHYLL RANCH HOMEOWNERS ASSOCIATION MEETING
May 13, 2022

The Faranhyll Ranch Homeowners Association regular meeting was called to order by Randy Schrock at 6:00 PM at the home of Randy and Kathy Schrock. The following members were in attendance: Tony DeMoraes, Jennifer Dockery, Scott Fifer, Randy Schrock, Kathy Schrock, Bruce Shugart and Jan Shugart.

1. Approval of Minutes

The members reviewed the minutes from the September 17, 2021 meeting. A motion to approve was made by Jan Shugart, seconded by Jenn Dockery, and unanimously carried.

1. Budget and Financial Review

Scott Fifer reviewed 2021 expenses by line item.

Actual expenses under budget: Entry Gates, Legal & Accounting, Fence Repair, Road Repair and Property Taxes.

Actual expenses over budget: All Irrigation and Hay Field-related expenses to include Cut and Bale, Ditch Repair & Maintenance, Diversion Structure and Herbicide/Fertilizer, Liability & Auto Insurance, and the following Maintenance Expenses: Equipment, Trails (Mowing & Spray), Snow Plow, Trash Collection and Vehicles.

HOA Account Balance as of 12-31-2021	7067.00
Reserve Fund	-1000.00
Payable to Rand (2021 work billed in 2022)	7623.00
Expenses in excess of dues	-1556.00

Scott explained the Irrigation and Hay Field overages were primarily due to Beaver Control, headgate clean up and debris removal, as well as a new expense to treat the lower field below the Fifer's property.

Snow Plow expenses were high due to the addition of Mike Mosier's AM plowing and sanding in excess of what's typical.

Herbicide costs doubled.

Trash collection has steadily increased to have doubled in 5 years.

2020 Invoice from Rand Kuledge was submitted in January, 2021

1. 2022 Budget Proposal

Scott Fifer and Randy Schrock collaborated to provide a budget analysis to include: Expense Summary, Six-year HOA Dues History, Two-year Trash Collection Comparison, Snow Plow Considerations, Six-year Expense Analysis, and an Expense Heat Map.

Scott Fifer proposed a 2022 Faranhyll Ranch HOA Budget of **\$41,754.00**.
(see attached revised budget)

2022 Credits to date:

1-22-2022	\$2500.00 X 6	\$15,000.00
May, 2022	\$4459.00 X 6	<u>\$26,754.00</u>
		\$41,754.00

2022 Total Checks Written January 1 - April 28 \$18,638.00

Budget Line Item Increases:

- Ditch Repair & Maintenance - Doose Ditch pipe repair and beaver Maintenance
- Herbicide/Fertilizer - Owe Bob \$2500.00 + presumed additional costs.
- Snow Plow - \$3300.00 already spent for January and February
- Vehicles - \$1100.00 already spent
- Property Taxes

A motion was made by Bruce Shugart to accept the proposed 2022 Faranhyll Ranch Homeowners Association Budget as amended by Scott Fifer and Randy Schrock. Jennifer Dockery seconded. The motion unanimously carried.

1. Snow Plow Discussion

- There was a \$2000.00 increase from 2021 to 2022 due to the addition of Mike Moser's early morning plowing.
- Scott Fifer reported that we pay Rand Kuledge \$46/hour to use the HOA-owned truck. We pay Mike \$90/hour for the first hour; \$150 max per plow; he uses his own vehicle.
- Members discussed options for the coming winter. Those present agreed that plowing needs to be done once, early in the morning, after a minimum 3-inch snowfall. Bruce Shugart suggested that we first offer the job to Rand, with the stipulation that plowing be done early morning. If he can't commit to this, the HOA will offer Mike Moser the job, or look elsewhere if necessary. Tony DeMoraes and Jenn Dockery have a friend in the plowing business. They will get a bid from him so we are able to compare and choose wisely. Bruce Shugart volunteered to plow part of the time if necessary.
- In regard to Rand's delayed billing, Scott Fifer praised Rand for his detailed invoicing. Randy Schrock told Rand that we need his year-end invoices by the end of January of the following year, and his spring plowing invoices by the end of May. Rand agreed to this arrangement. Bruce Shugart suggested keeping a log sheet in the HOA truck for Rand

to keep track of his work, which would allow us to pay him in a more timely manner, in the appropriate budget year.

1. Trash Collection

Randy Schrock and Scott Fifer will communicate with the trash company to review our fluctuating trash collection rates so we better understand those charges. It is 2X our highest HOA expense.

1. Road Conditions

Bruce Shugart reported that the Faranhyll Ranch Road shoulders are crumbling and breaking off, therefore the road is getting narrower. There is a hole at the corner of the barn road, and some areas that need tar repair. Everyone was in agreement that it is a bad year to make road repairs due to the price of oil. There is \$3000.00 in our Road Repair budget we agreed to keep, and continue building, for future repairs. Members discussed piggybacking on Tony and Jenn's road/driveway project for the Ranch road and other homeowner repairs when their building project is complete.

1. Ranch Fencing

- Members present discussed that we like the fence. However, animals and falling trees continue to cause damage. Aesthetics are not great with year-to-year patching. The cost is not high to repair, so for now we will hire Hector, Fernando and Kuko to repair as necessary.
- Members discussed the possibility of enhancing the entrance and mailbox area and removing the remaining fence once that project is complete, as the fence provides no security.
- Tony DeMoraes volunteered to research some options, play with some ideas, and design an idea to present to the HOA.

1. Barn Area Maintenance

- After discussion, members agreed to postpone painting this year.
- In regard to snow falling off the roof, Bruce Shugart recommended that it may not be structurally sound to add a snow fence.
- To keep the HOA safe from liability, it was suggested that signs be posted not to stand or park in those areas in the winter.

- Rock is thin around the dumpsters. Tony DeMoraes and Jenn Dockery will ask their contractor to dump extra gravel in that area.

1. Trail Clean-up and Maintenance

- Area needs to be sprayed for thistle within the next month.
- Bruce Shugart volunteered to take his track hoe through the trails to widen so a vehicle would be able to drive through in case of a fire or personal emergency. Bruce reported it's been ten years since that work has been done. The HOA could hire Hector and Kuko to help.
- More budget will be required for this work.

1. South Gate

Guys in attendance agreed to work together to clear up the north side of the bridge. Lithium grease is needed to prevent the gate from squeaking.

1. Tony DeMoraes/Jennifer Dockery Building Update

Tony and Jenn reported their project is moving along. Sub-contractors are beginning their work. They asked permission to add a tasteful, personal address sign at the end of their driveway. All members present affirmed this request.

1. Bill and Kathy Williams Sale Update

- Bill and Kathy have a sale contract with a contingency clause requesting the HOA change Section 11, Paragraph K (Restriction on Animals) of the covenants.
- Informal discussion in regard to this matter, led to consensus that HOA covenants shall remain as they are.

1. Adjournment

The meeting was duly adjourned at 9:00 PM.

Chairman of the Meeting - Randy Schrock