

Faranhyll Ranch Homeowners Association

Fall Meeting – November 10, 2022

Agenda

HOA Business

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|---|-------|
| 1. Meeting call to order & opening remarks | Randy |
| 2. Discuss and approve May 13, 2022 meeting minutes | Kathy |
| 3. Review of 2022 expenses, January through October | Scott |

Discussion Topics & Updates

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|---|---------------|
| 1. 2022 Hay field update | Randy |
| 2. Insurance update/renewal | Randy |
| 3. Trash/Recycle update | Randy |
| 4. Conservation Easement – Wildfire mitigation | Randy |
| 5. Irrigation Ditch update | Scott |
| 6. Ranch fencing, continued | All |
| 7. 2022/2023 snow plowing discussion | Randy & Scott |
| 8. Barn maintenance (dumpster area gravel, signs) | Randy |
| 9. South gate and mailbox area, continued | All |
| • Bridge/Gate maintenance | |
| • Under-bridge creek cleanup | |
| • Mailbox repair and/or replacement | |
| • USP/FedEx deliveries | |
| 10. Building update | Tony & Jenn |

New Discussion Topics

Close Meeting

FARANHYLL RANCH HOMEOWNERS ASSOCIATION

2022 Expenditures to Date

January 1, 2022 through October 24, 2022

Expense category	Total Checks Written 2022 to Date	Tasks Completed in 2021	Tasks Completed in 2022	HOA BUDGET 2022	Comments
Entry Gates					
Main Gate	\$751	\$0	\$751	\$1,700	Phone + Electric. No maintenance so far.
North Gate	\$521	\$0	\$521	\$900	Phone. No maintenance so far.
Irrigation, Hay Fields					
Cut and Bale	\$1,500	\$460	\$1,040	\$1,500	Goes to Bob Ashleigh and Son
Ditch Repair & Maintenance	\$1,080	\$0	\$1,080	\$2,500	Doose pipe repair, beaver maintenance
Diversion Structure	\$0	\$0	\$0	\$500	Headgate clean up and debris removal pending
Herbicide/Fertilizer	\$2,500	\$0	\$2,500	\$3,000	Paid to Bob Ashleigh
Legal & Accounting	\$750	\$0	\$750	\$800	Sievers Lane & Associates
Liability & Auto Insurance	\$3,433	\$0	\$3,433	\$2,900	Liberty Mutual
Maintenance					
Equipment	\$1,518	\$1,518	\$0	\$2,200	
Trails (Mowing & Spray)	\$460	\$0	\$460	\$1,500	
Snow Plow	\$7,020	\$3,680	\$3,340	\$4,500	Will have more expense soon.
Trash Collection	\$7,778	\$0	\$7,778	\$11,000	
Vehicles	\$3,207	\$1,965	\$1,241	\$2,100	
Fence Repair	\$0	\$0	\$0	\$1,000	No expense forecast.
Road Repair	\$0	\$0	\$0	\$3,000	No expense forecast.
Property Taxes	\$1,077	\$0	\$1,077	\$1,100	Taxes for Barn
Total expenses	\$31,594	\$7,623	\$23,970	\$40,200	
(checks written 1/1/22 through 10/24/22)		Check #1729 to Rand Kuledge (1 /11/22) for work in 2021			
Cash in checkbook					
10/24/2022 \$16,571					