

Faranhyll Ranch Fall 2022 Meeting Minutes, 11/10/2022

HOA Business

Meeting called to order by Randy Schrock, HOA President at 6:10 PM, Nov 11, 2022

FR HOA Spring 2022 Meeting minutes approved by Jan Shugart, Lynn Brevard seconds.

Review of 2022 Expenses to date – Scott Fifer

Discussion Topics & Updates

2022 Hay Field Update - Randy

Randy talked to Bob Ashley today; hay field production was best in a long time - 285 large bails + 115 from Speers field

Bob spent 8K fertilizer (\$3k was Ranch \$\$)

Lynn's questions - does he make money or sell it?

Marty personally uses quite a bit for his cattle. Bob has horses, may use a little.

When there is excess like there was this year, they most likely sold some.

Scott - Ranch has historically let Marty & Bob make \$\$ if possible. They put down herbicide - it's a benefit for the Ranch with conservation easement.

Insurance Update - Randy

We have 3 policies: auto policy for ranch truck, property policy for equipment & barn & another for general liability. Went up 13% this year overall. That's lower than what the personal increases have been. \$300 increase 1 million on liability, 1 million on property

Ray - asked if the insurance agent thought we were properly insured. Randy - agent thought we were properly insured. Questions - cement mixer & wood chipper are still on policy. ATV & tractor are on policy. If we want to remove any of those from policy, they're of little value. Bruce - ATV - people are using it, probably only valued at \$500. Liability coverage important.

Decided to pull wood chipper & cement mixer off policy. Bruce - disk 5 ft. in diameter - hasn't been used in a long time. Discussion about getting rid of it - mixer worth \$1k, chipper worth a little more. We'll drag it out next spring & put it on the Roaring Fork Swap.

Trash & Recycle Update (Waste Management Co)

5-yr contract with bump each year. They have given us a reduced rate. Bill cut rate with them in July. 90-day termination clause. 10% annual fee to cancel. This helped with expenditures this year. \$1k break first year, 2022.

Conservation Easement - Aspen Land Trust (Fire Mitigation)

Flying over this year, questions about changes in vegetation, wildlife, HOA members, etc. In Randy's discussion there may be wildfire mitigation funding in 2023. Bring crew in, haul things off. Jenn said someone in Oak Meadows did it & it was a mess. They may come give us a fire mitigation presentation when program is ready.

Lynn - consensus on cutting away close to house is allowed within Building Envelopes. Lynn thought she had a 7-acre building envelope. It's actually 5 for each lot, according to Scott, for other parcels. Flexibility to make improvements, landscape within that. More restrictions outside of the Building Envelope. Difficult to get permission to do things outside of that like clearing 5

acres of trees/brush. When conservation easement was written long ago the fire mitigation was not an issue. Lynn wants to know who to ask if she wanted to do that - Aspen Valley Land Trust. Ray - let's see what they have to say when we talk to them in the spring.

Lynn wants to clear more out close to the house. That should be inside envelope.

Lynn wants to know property line on the road & where Shugart's begins.

Lynn asks if there are survey markers - there are not. Scott - we can clarify where her property lines are. Randy - we have plat map & can show her. They just surveyed it so should be easy to identify. Ray - they wanted to inspect his property this summer. They said what they'd done was complementary. His insurance people said things looked good.

Bruce - we should all talk so random people are not just walking all around the ranch.

Irrigation & Ditch Update

Randy talked to Bob today - Bob conveyed some needs. 3 issues: 1) Beaver activity near the head gate, 2) Ditches are leaking because of voles – collapsing, 3) A few areas in field where irrigation water it's just running off - he could fix with tractor creating contours to hold water - super easy - one pass next spring. Scott - also thinks this would be easy fix - the contouring - that would slow down the velocity of the H2O moving. Bob told Randy we're losing lots of water in 3 places - Schrock's waterfall, Fifer's side of road into stream, field at bottom that's swampy (below Fifer property).

Randy - in spring we'll meet with Marty & Bob - Bob said if Tom can get track hoe in, firm up ditch on one side, perhaps use a pesticide to control voles?

Scott's suggestion - everyone work with him - pick an area & try it.

Randy - Bob & Marty come over in the spring & he can point out the needs - Lynn wants to be part of that. Bob is going to pick up his equipment before winter.

Beaver problem discussion - Scott

Water rights locations - Harwick ditch above Lynn, Dose ditch is over by Fifer's & Dittamore's - HOA spent \$1100 this year on beaver mitigation. Scott says even now it's the worst situation he's ever seen 5+ beavers have sealed in the ditch. They diverted it so H2O is above our ditch and Concrete head gate. 15-inch plastic pipe has risen out of the ground and buckled due to the water table rise. They've created so many ponds you can't get around. No way we can irrigate next spring without more mitigation.

Scott - asked permission to turn beaver trapper loose as early as tomorrow. Tom McGee found a trapper who is really good. They set up with Division of Wildlife \$150 to start, \$125 per beaver is cost. They have approval to start if we approve. We need to eliminate them now, have Tom take care of dam and headgate & one other dam. Suggest expense allocation to trapper now so we can divert water. Long term plan - concrete diversion on creek. Measuring flume near headgate - state is hard on us for getting measuring flume in right place. They've acknowledged we have a problem. Innovative flume proposal by Scott - Tom would have to put 15-inch pipe 20 feet down next spring and move the flume. Anchor what we put in. System that works long-term so beavers can do their thing and we get our irrigation water. We'll always have to keep them off head gate. After discussion and mutual agreement, Scott proposes beaver removal asap. Next spring, Tom pipe the section & put in new flume. Scott has proposed this. State is on our side – they see the problem.

Scott Fifer motion, Jan Shugart seconds. Approved

Scott - in the past, neighbors on 4-mile thinks beaver population & water table have refreshed the springs, beneficial to him. Randy - Bob said Speers believe beaver dams are filling up their spring water.

State statute - Scott - if there are impediments in river - property owner is responsible to remove them.

Ranch Fencing

Trees have fallen on fence - Randy is going to clean it up so it looks better. We have 3 fence problems – Elk crossings, the fence is old, and trees in close proximity fall on it.

2022/2023 Snow Plowing

Randy - snow removal - decided in spring to utilize one person instead of two (Mike and Rand). Scott - talked to Rand when he was putting up snow flags. Rand said business as usual. He'll come in after Mike. Scott - asked him if he could come earlier, early am. He said no, too many old clients in town he has to do first.

Randy - Bill's JD snowplow is in Lynn's garage. Mower is HOA property. Mike & Lynn made a deal to use her equipment, plow her drive for free. He'll clear our road. Individual HOA members can reach out to Mike about driveway plowing or continue to work with Rand. Randy will provide Mike's contact info.

Tony's suggested Avalanche Plowing Service. We received a quote that was higher than Mike's service.

JD implement will be back in spring for use on the trails for mowing.

Randy - Mike wants us to choose our time for him to plow - Randy will call him Monday to see what extra services he'll do and time available - propose 7 AM.

Scott will talk to Rand and tell him Mike will do the plowing this winter. Scott - Rand has done a lot of work here, has a lot of knowledge, has done irrigation work, his wife has done landscaping, etc. He may not want to do the snow removal anymore.

If Mike is doing snow removal - do we need truck? Bruce - it's more of a liability, space in the barn, etc. Randy - see how it goes this winter. Discuss getting rid of truck in spring and allow Rand to use it to do members driveways this winter.

Barn Maintenance

Tony - load of road base delivered- thanks to their builders. Randy - Tom will level out next week around trash dumpsters. Move dumpsters back a bit. Can move forward in the spring when it's muddy. Randy proposed more next spring or now even. Bruce suggested asking Tom how much he thinks we need to really clean it up. Tony will help coordinate with Dave Rippee who's at his house every day. Bruce - Tom can use his equipment to spread. Bruce suggested that the guys walk/measure it and determine how much. Discuss again in the spring - for now, just have tom spread what's there.

Randy - sign at the barn saying not to stand next to barn because snow falls off. Randy will get 3 signs at doors with warning.

Bruce - barn roof not designed to hold snow. Snow fence would overweigh roof. Fasteners would probably cause leaks.

South Gate and Mailbox Area

Randy - bridge gate maintenance, guys did fair job, he did more cutting, gate is working fine.

Randy will call USPS to see if we have to sign something so they'll put things in the big mailbox. Ray - what's up with the package thing? Why don't they bring the packages to the door? Randy - talked to UPS dispatch last week. Randy will share the dispatcher number with all of us - we'll just keep calling UPS. Ray - when he's here in December he & Randy will try to meet with UPS to discuss their delivery policies and see how to get them to come up to houses.

Tony - fence, entrance, discussion started in spring. We like the prestigious feel of the entry - how to spruce that up? Mailbox area, etc. Proposal - photos - overhead of entrance. Designs looks awesome!

USPS told Randy we need individual mailboxes. We have custom needs for large parcel boxes. Not enough room for USPS boxes that open from back. Bruce - important to configure boxes appropriately.

Ray - put entry construction on agenda for spring. Toni will talk to builder now to get quote based on his design. We'll talk in spring about cost and whether we want to do it. Bruce - ask builder to give same quote with river rock as an alternative to the other stone in diagram model. We're all in agreement that we should replace the gate too. Bruce - suggested a slider gate as an option - they are pretty bulletproof. Bruce suggested that Tony ask builder if they could do it now since they are around. Tony will talk to his guy tomorrow. Bruce - suggests a steel gate and/or fence for durability.

Randy moved to close meeting. Jan Shugart seconds. 7:45 PM