

Faranhyll Ranch Homeowners Association

Fall Meeting – October 24, 2023

Agenda

HOA Business

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| 1. Meeting call to order & opening remarks | Randy |
| 2. Discuss and approve May 6, 2023 meeting minutes | Randy |
| 3. Review of 2023 budget to actual expenses | Scott |

Discussion Topics & Updates

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|--|---------------|
| 1. Ranch Entry, Fence, & Mailbox Area – Defer to Spring | Randy |
| 2. Doose Ditch Pipeline Repair & Flume Relocation | Scott |
| • Timing | |
| • Cost-Sharing | |
| 3. Scott Fifer's Irrigation Pipeline Project | Scott |
| 4. 2023/2024 Snow Plowing | Randy |
| 5. 2024 Noxious Weed Mitigations – Cost-Sharing Application | Randy |
| 6. Ranch Trails - Maintenance & Thistle Management | Randy & Bruce |
| 7. Barn Area – Additional Gravel, Barn Maintenance | All |
| 8. Ranch Road Repair | Randy & Bruce |

New Discussion Topics

Close Meeting

FARANHYLL RANCH HOMEOWNERS ASSOCIATION

2023 Expenditures to Date

January 1, 2023 through October 21, 2023

Expense category	Total Checks Written 2023 to Date	HOA BUDGET 2023	Remaining Budget 2023	Comments
Entry Gates				
Main Gate	\$855	\$1,100	\$245	Phone + Electric. No maintenance so far.
North Gate	\$574	\$750	\$176	Phone. No maintenance thanks to Randy.
Irrigation, Hay Fields				
Cut and Bale	\$0	\$1,500	\$1,500	No invoice from Bob Ashleigh expected
Ditch Repair & Maintenance	\$3,292	\$8,500	\$5,208	Doose pipe repair, beaver maintenance
Diversion Structure	\$108	\$1,500	\$1,392	Headgate clean up and debris removal
Herbicide/Fertilizer	\$4,000	\$3,000	-\$1,000	Paid to Bob Ashleigh
Legal & Accounting	\$695	\$800	\$105	Gregory Mohl CPA
Liability & Auto Insurance	\$3,894	\$3,500	-\$394	Liberty Mutual (Liability, truck, Umbrella)
Maintenance				
Equipment	\$150	\$1,500	\$1,350	
Trails (Mowing & Spray)	\$0	\$1,500	\$1,500	Work completed. Waiting for Rand's invoice
Snow Plow	\$4,399	\$4,500	\$102	Nov./Dec. coming. We underestimated snow plow needs.
Trash Collection	\$6,615	\$10,000	\$3,385	
Vehicles	\$398	\$2,000	\$1,602	
Fence Repair	\$0	\$1,000	\$1,000	No expense forecast.
Road Repair	\$0	\$3,000	\$3,000	?
Property Taxes	\$993	\$1,100	\$107	Taxes for Barn
Total expenses	\$25,974	\$45,250	\$19,276	

(checks written 1/1/23 through 10/21/23)

Cash in checkbook

10/21/2023 \$20,301