

Faranhyll Ranch Fall 2023 Meeting Minutes, 10/24/2023

Attendees: Jan & Bruce Shugart, Scott Fifer, Randy & Kathy Schrock, Lynn & Michelle Brevard, Ray Dittamore, Tony DeMoraes & Jenn Dockery.

HOA Business

- Meeting called to order by Randy Schrock, HOA President
- FR HOA Spring 2023 Meeting minutes approved by Jan Shugart, Lynn Brevard seconds.
- Review of 2023 budget versus actual expenses to date – Scott Fifer
 - \$19K of annual budget remains unspent, \$21K in bank account
 - Auto insurance was a touch over budget
 - Only \$100 remains in the snow plowing expense category
 - Agreed to keep Ranch pickup truck for Ranch use and for Rand to use for HOA member plowing
 - Ray asked if we anticipated being over budget for the year to which Scott replied that only additional early snow plowing could impact

Discussion Topics & Updates

Ranch Entry, Fence, Mailbox – Group discussion

We will take on this project in the spring/summer of 2024.

Action Items:

- Tony, Bruce, and Randy will develop a plan
- Contractors need to deliver quotes and commit to work schedule over the winter
- Tony has a stone mason that he used for their home project that does good work and is reasonably priced.
- Need to explore a new gate system

Group consensus was to scale back the fence as it is today and focus on a new South Gate entry design and decommission what remains.

HOA Member Irrigation Pipeline (servicing DeMoraes/Dockery & Fifer properties) – Scott

Work is underway and progressing.

- 3,300 feet of pipe in the ground starting below Ray's driveway, going behind Tony/Jenn's house and ending above Scott/Debbie's house.
- Will be used to fill HOA member irrigation cisterns
- Water to hay fields will be a priority managed with 3 shutoff valves

Doose Ditch Headgate and Pipeline Repair – Scott

Work is underway and progressing.

- 50% of total cost or \$5,000 (whichever is less) to be covered by Cost-Share program which was approved
- Beavers are rebuilding what Tom & Kuco are tearing down nightly
- Tom working on trapping and/or shooting beavers
- Cleanout above headgate will be an annual or semi-annual task

Action Item: Lynn would like to be educated on diversions of the Harwick ditch that feeds her irrigation pond as water was erroneously shut off last summer and her pond was emptied (her property is deeded to use Harwick ditch water for 2 acres of irrigation).

Barn Area - Randy

Need to address barn maintenance and barn entry/parking/dumpster area.

Action Items:

- Contact Waste Management reminding them to latch dumpsters after dumping with metal bars
- We need to put additional rock and/or road base down in the entry/parking/dumpster area with focus on adequate drainage and elimination of muddy areas
 - Consider a recessed area for dumpsters
 - Tony to contact Rippy to deal with oil spilled in parking area
 - Tom McGee can get the materials and spread it
- We need to hire a handyman to address barn maintenance
 - Painting
 - Garage door maintenance and adjustments
 - Replacement of weather stripping
 - Fixing shutters that no longer seal correctly

Hay Fields & Trails - Randy

- Bob mentioned that weed mitigation is a must as whitetop and thistle were very bad this year.

Action Items:

- We will apply for a cost-share grant
- The grant includes use of sprayer equipment at no cost - Randy will start the application process available in February, 2024
- Ranch trails and open areas adjacent to trails need weed mitigation
We need to spray late June or early July to keep it from flowering and then treat again 3-4 weeks later

Action Items:

- Need to spray it with something that kills the roots
- Discussion of using (renting) goats
- Randy and Ray have the equipment and products that work well
- Discussed widening the trails
 - Bruce has the equipment and estimates the project would take 2-3 days
 - Trail widening will create fire breaks
 - Additional discussion around fire safety – see **Other** below

2023/2024 Snow Plowing

Mike Moser is plowing again this winter and we will be on his early morning schedule (4-5am). He'll be here mid-November to discuss any comments and/or suggestions based on last year. We'll ask Mike to blow the edges so the road doesn't get so narrow. Randy asked him to keep the blade up and go wider - give himself more room for later in the winter. Bruce suggested pushing back the snow before it becomes a necessity, all the way up to Lynn's. Randy will ride with Mike a couple of times at the beginning of the season.

Ranch Road Repair

Address DeMoraes/Dockery construction damage, general Ranch Road maintenance, and HOA member driveways.

- Will address in the spring and get quotes from multiple contractors
- Tony/Jenn's builder (Rippy) had chip-seal equipment and/or sub-contractors
- If Ranch Road services only one homeowner's property, that section of Ranch Road is the responsibility of the individual homeowner according to the HOA covenants
- It's been ~10 years since the entire Ranch Road was resurfaced

Other

Action Items:

- Work on sale of the cement mixer, wood chipper and large brush hog / mower which are all in the barn and unused for years
- We will schedule a Fire Safety Day in the spring, Jan will coordinate
 - Lynn mentioned firefighters would focus on evacuations over saving properties
 - Bruce reiterated the importance of preparedness as fires are unpredictable utilizing trail access to exit roads, safe rooms, clearing fire fuel near homes, etc.

Jan moved to close meeting. Lynn seconds.