

Spring 2024 Faranhyll Ranch HOA Meeting

Saturday, May 11th 2024

Present Randy & Kathy Schrock, Scott & Debbie Fifer, Ray Dittamore, Jan Shugart, Lynn & Michelle Brevard, Tony DeMoreas.

Agenda:

- Call to order and opening remarks
- Approval of Fall 2023 meeting minutes
- HOA officer elections
 - Establish sub-committees for specific initiatives or tasks
- Review of HOA financials - budget vs. actual expenses
- Ranch road repair and other chip-seal needs
- Hayfields
 - Ditch maintenance
 - Diversion management & irrigation runoff
 - Fertilization
 - Noxious weed management, including other conservation easement areas
- South gate entry
 - Entry remodel
 - Gate replacement/repair
 - Ranch fencing repair and/or elimination
 - Mail & parcel devices
- Doose ditch project - flume relocation
- Barn maintenance
 - Gravel/Rock for Entry/Exit, parking, and dumpster area
 - Painting and window repair
- Trail maintenance
 - Trail width, vegetation management, mowing
- Ranch-wide communications service discussion (Internet, Cellular, WiFi)

Meeting called to order.

Fall 2023 Meeting Minutes approved – Jan Shugart.

HOA officer positions are for a 2-year term - Randy “would” do another term, but we need subcommittees to assist in initiatives. In agreement that we should keep Randy as President and have subcommittees

Randy proposed work day in barn (to be scheduled this Summer) to rearrange and pull out what equipment we decide to sell – Cement Mixer, Batwing Mower, Chipper

Scott Fifer reviewed the budget and current expenses. Currently, the HOW expenses are estimated to be approximately \$6/k per family.

For hayfield expenses, what's in the budget was what we've paid Bob Ashley before. Going forward, it will be for expenses submitted for reimbursement, estimating that to be around \$1,500. Bob & Scott decided not fertilize this year, but to focus on weed mitigation.

Tony's guy took care of the ditch issues due to construction runoff. If additional ditch work is needed, Tom McGee could fix anything that needs taken care of.

We've had excess irrigation runoff (like at the South gate) due to ditches not being able to handle the water capacity (vegetation growth). We need to talk to Bob about diverting irrigation and dealing with overflow and ditch repair.

Randy talked to people about noxious weed grant - they want to do by landowner not the ranch as a whole. If there's a grant approved, there's a sprayer that we can use.

Lynn - weeds are starting to flower and we need to deal with it now so the hay is usable, for this year, we need to take care of this ourselves. Scott - we need to make sure we use the right product. Scott - we have a contact with the NRCS (national resource conservation service) state org we can call to discuss. Randy - get quotes now and info so we can do what we need to do for this year and plan for a commercial application next year. Debbie - looking into whether there's any county help with this - assistance - info for right products. Also, we should spray in meadows around trails, etc. Maybe hire Cuco to do this?

Hayfield, Weed Mitigation Committee: Randy will Chair, Scott

The Ranch Road is a mess - 3 reasons - construction issues, snow plowing has beaten it up last 2 years - part is our own problem - we have guides out too far, so they have more area to cover & that eats up the chip seal edges - Randy - maybe we just want a couple feet off the road next year. 3rd - The road is old and needs regular maintenance. The repairs from 2 years ago look good. We need to get 3 bids for road repair. Ray - road redone in 05 - company from GJ, did a great job. Call them? Ray has their contact info.

Randy - Bruce has some ideas - Randy will check with him
Tom McGee said later in the summer would be better when everything is very dry post irrigation.

Ray - last time they did the work in late July/August.

How is road responsibility divided? If there is more than one homeowner served, it's common property.

Ranch Road Committee: Bruce will chair, Lynn & Randy

Ray - his last job cost 6-7K in 05 chip seal - United Companies in GJ

Debbie - we need to talk to Rand about setting guides closer to the road in the fall for snow removal.

Barn maintenance - Shall we use crushed rock or road base in the parking area and around dumpsters? We spread 2 loads of road base last year. It still gets muddy and is very difficult to

plow. Ray - road base is better than dirt and mud. Scott - what could we do around dumpster area? Have the companies that are bidding road repairs to give suggestions
Tony – during house construction, road base was laid and rolled and it worked great. Could do that around the barn and compress it for better surface?

The barn also needs the wood areas repaired and painted. Carlos - painter? Do we do that this spring? Scott - tackle roads and other priorities first. Lots of expenses already - Ray - window trim repair now? Debbie will get a bid to paint the barn trim & fix wood structure.

Barn Committee: Ray to Chair, Bruce

Randy - South Gate entry, we discussed last fall redoing the entire entry. A priority is the mail theft problem. Talked to PO, they suggested a USPS approved residential mail system like the one on Black Diamond Mine Rd. 8 resident mailboxes with 2 large boxes for USPS overflow. Also 2 more large boxes for UPS, DHL, FEDEX.

Currently, the South gate is not working correctly, the right gate arm limiters are not working correctly. We prob need a new set of hydraulic arms which can be reused if we change the main entry/gate devices. Should we improve the entrance and install the new mail system all at once Lynn suggests? Being we don't have much choice for mail location, we can do the mail and parcel system ASAP. Scott - USPS approved system is foolproof. We could do that now and know what we're working around. For parcels, we would add our own info to our profile with UPS, FEDEX, etc., to give them access to the locked parcel boxes for deliveries.

What do we do with the fence? Small amount around entry (50')? The design should be very simple. Maybe No Trespassing signs? We should take down the failed fencing? Sell the reusable fence material on FB marketplace or haul to the dump. Scott – the split rail fence on Black Diamond Mine Rd could be taken down also.

Randy will either fix the South gate (limiters) or get replacement arms.

Keep river rock look and bridge as is, redesign a new front entry only.

Mailbox and South Gate Entry Committee: Tony to chair, Ray

Randy - trail maintenance. Bruce brought up that we can use his machine and cut the vegetation back a little bit. The Batwing Brush Hog in the barn would eat it up - couple people to help if trees need cutting down, etc. Maybe a weekend project in July? Check with Bruce for timing - Jan will ask Bruce about this. Lynn - 15-20 ft. of trail goes through the SE corner of her building envelope. Everyone is good with her cleaning up all she wants.

The HOA could install a communications umbrella for all ranch owners to supply 5G internet, eliminate phone #'s at gate, cell service everywhere, an IP camera, guests would have same access if we set it up that way. Install & equipment would be approximately \$3,000-\$4,000. We would have to have put up a 30' tower somewhere. Monthly fees for our personal Wi-Fi would go way down. Something to think about.

From last fall - Jan will organize a fire safety day with the local Fire Department. If we submit a grant, they'll pay you for your fire mitigation according to Jan.

Meeting adjourned 1:30 pm
Lynn, Scott 2nd

Work Committees:

- **Hayfield, Weed Mitigation Committee: Randy will Chair, Scott**
- **Ranch Road Committee: Bruce will chair, Lynn & Randy**
- **Barn Committee: Ray to Chair, Bruce, Debbie**
- **Mailbox and South Gate Entry Committee: Tony to chair, Ray**
- **Trail Maintenance: Randy to coordinate**