

Faranhyll Ranch Homeowners Association

Fall Meeting – November 16th, 2024

Our agenda will include 7-10 minutes of discussion on each of the **Priority Projects** (1 hour total), then 20-30 minutes of discussion on the **Other Topics for Discussion**.

Call Meeting to Order and open with Approval of Spring 2024 Meeting Notes.

HOA Budget Summary: A review of 2024 expenses-to-date and the need for additional funding for projects to be completed in the next 6 months.

Priority Projects:

1. **Doose Ditch Flume Repositioning (in the 2024 budget):** Tom McGee and Scott Fifer are coordinating this project for completion in Fall 2024.
2. **Road Repair:** We'll receive an on-site inspection, recommendation, and quote from Mark Painter, in April 2025. Mark is with the Grand Junction firm which installed and then later resurfaced our Ranch Road.
3. **Barn Maintenance:** We've got two approaches. First, rotted wood replacement, sanding, and painting, which we've already received a quote for. Second, we could replace the areas needing maintenance with a trim-colored synthetic product that wouldn't require maintenance, for which we do not yet have a quote. This will be a Spring, 2025 project.
4. **Hay Field Maintenance, Herbicide & Ditch Repair:** Scheduling a commercial herbicide application. I've asked Bob Ashleigh if he's committing to Hay Field Irrigation and harvesting in 2025 but he has not yet replied.
5. **Mailbox & Parcel Box Replacement:** Update from Bruce and Tony.
6. **South Gate Maintenance:** Loose and missing stone replacement, painting, and hinge maintenance.
7. **Fences:** Removal or repair, including tree and brush trimming?

Other Topics for Discussion:

1. **2024/2025 Snow Plowing:** Mike Moser has agreed to do our winter snow plowing. Randy will be meeting with Mike to review the road plowing width with respect to the orange guide posts that Rand put up. We'll either instruct him not to plow to the guide posts (stay inside them 2-3 feet) or we'll reposition the guide posts. The objective is to keep the snow plow from further damaging the road edges.
2. **Trails & Road Edges:** Rand Kuledge will no longer be using the John Deere mower to do Trail and Road edge mowing. We'll need to discuss an alternative. We also need to discuss Trail maintenance as the Trails are getting narrower and will require herbicide treatment.
3. **Barn Equipment Sale (Tractor, Bat-wing Mower, Cement Mixer, PTO Chipper):** Shall we proceed with the sale of all or some of this equipment which could happen in November or Spring, 2025?
4. **Wildfire Mitigation Proposal:** We have met with a Colorado Forest Service team to discuss Wildfire Mitigation programs they are offering in our area. There are several ways we can go about using their services in cooperation with the Aspen Valley Land Trust and the Glenwood Springs Fire Department which we'll discuss and look for guidance and options for our HOA and individual homeowners.