

FARANHYLL HOA MEETING NOTES/MINUTES
11-16-24

At the home of Bruce & Jan Shugart

In attendance: Randy & Kathy Schrock, Bruce & Jan Shugart, Scott Fifer, Tony DeMoraes, Lynn Brevard

Meeting called to order 9:15AM

Scott motion to approve notes from the spring meeting - Lynn 2nd - approved

Scott - budget update

Pretty much on budget with ditch repair & maintenance, Flume repositioning.

Insurance Expense

- Ranch insurance substantial increase in '24 - Scott protested how they valued the barn.
- Of the \$4812 total insurance expense, auto is \$1700, umbrella \$80, \$2k for commercial, \$200 general coverage contact Glenwood Ins to explore options.
- Bruce - could they classify as truck as AG coverage?
- Ray has typically taken care of the Ins expense.
- Truck is only used by Rand to plow Ray & Scott's driveway.
- Bruce - we had discussed keeping it around as a backup - rarely used - reevaluate in 2 years - Lynn - it's been 2 years - Randy - hang on to it if it doesn't cost us.
- Tony - keep in case we need it to pull someone out.
- Optionally, sell to an HOA member for \$1 and cover with their private policy?
- Bruce what if we need repairs?
- Leave as is for now - revisit in spring - truck is used by Rand for Scott & Ray's driveway.
- If there's a big repair - we trash it.

Vehicle exp in '24 - is mostly truck - labor and small parts.

Equipment - mostly trail mower.

Beaver mitigation limited effectiveness - they are back worse than ever - expense for Tom to get back in the pull out the top 2 dams - it will cost about \$2K. Dept. of wildlife - need permit to trap, or Tom can shoot them - no permit - Tom wants to trap them. Bruce to contact a permitted trapper he knows.

Scott asks for consensus to have Tom bring in machine to tear down top 2 dams - Bruce knows some people who do trapping - he'll contact them to see if they'll come trap for us. The dams are actually on the school board's property. We have an established right to remove.

Each family owes \$3K today to cover the unpaid invoices, for the work Tom needs to do with the Beaver dams, winter snow plowing, monthly trash expenses, and any other unforeseen expenses prior to the spring meeting.

Early next year will establish '25 budget.

Lynn - praise for Scott & Randy's tireless HOA work.

Doose ditch repair \$200 left.

Road repair - dependent on Mark Painter's quote in April, 2025, Name of firm?

Barn maintenance

- Quote from Carlos to paint \$7900, replacement wood not included in this bid.
- Tony - visuals - for painting - Bruce - basic idea - 5 options - all paint.
- Lynn - Bruce - replace with composite that doesn't need painting.
- Plexiglass rather than plywood there now - option - light inside - corrugated look - could pull off the window covering, build new coverings offsite then install.
- Tony offered to do the painting.
- Bruce - will price in stages, If we pull all trim off, power wash, then paint, easier without the trim on.
- Color preferences - warm gray - directional at this point - with lighter garage doors
- Tom - pour concrete under the garage doors- Bruce will put quote together.

Mailbox & parcel box replacements

- Tony – visuals
- Bruce - new design - columns with corrugated metal - full concrete under each column - 2 storage boxes + USPS large box - corrugated top - on top - 5 mailboxes + newspaper slots (could be turned into 2 more mailboxes) to accommodate max # of plats in FR.
- We'll have boxes built (will do 2 extra and keep in barn for future use)
- LED solar strip under overhang w/motion sensor
- Rails out of metal or composite - made so they can be removed in the winter for plowing
- Need to determine lock system (commercial).
- Scott - when excavating, grade back to the creek so the water doesn't pool and ice at the mailboxes.
- Bruce - widen entrance - add dirt someone is trying to remove (Spring Ridge extra dirt?)
- Could even dump dirt behind the current mailboxes immediately.
- Bruce knows someone who can build pillars, Tony will also ask.
- Build according to scale - remove trees if necessary
- Build over the winter for placement on concrete pads in the spring.
- Bruce & Tony will price it out and figure out dirt details.

Hay field - no one has heard from Bob Ashley - he communicates with Tom occasionally Bruce will try contacting Bob via Cuco, ask about commitment for next year, what is he doing with equipment, and name for someone who can do commercial herbicide next year

We need to have field sprayed next season - a couple from Silt - 2017? Shugarts paid for job and they were reimbursed.

South Gate maintenance - make it similar to new gate

Fences - remove as we build new gate project

Snow plowing - Mike Moser - Randy meeting with him about not plowing too far off the road.

Will have Mike see it pre-snow-plowing to say where he prefers the stakes left in place or repositioned. We can pay him to move the stakes and add stakes up above Ray's driveway. We have to make sure Mike shares all info with his guys.

Trails & road edges - HOA owns mower deck - Lynn owns machine - Rand doesn't want to use John Deere any longer.

Bruce - we probably need to buy a ranch mower - tow behind 4-wheeler
Add to budget - \$1500 for tow behind mower.

Barn equipment sale.

Sell tractor, bat-wing mower, cement mixer, PTO chipper. Bruce will get details and give to Tony to get listed on FB marketplace or RF construction swap.

Total 80 acres irrigated hay field - Lynn & Tony are both going to ask friends - If they want to cut the hay and keep, they need to be responsible for irrigation.

Wildfire mitigation proposal

- They make islands, don't cut in squares - Scott's pics.
- They're working with Oak Meadows as well as Black Diamond Mine Road area.
- Forest Service needs to come up with a plan for the ranch - work with HOA, grants available, especially when working with a large area with surrounding HOAs
- IF we decide we want to participate, we have to pay the forest service to come up with the plan (estimate was \$13K)
- \$50-\$70K (grant for 1/2) for 1st phase for the entire ranch.
- AVL and Forest service are in agreement about mitigation
- We can ask questions during 11/21 meeting about costs, does mitigation affect insurance costs, etc.
- Meeting at around 2:4, they'll let Scott know if time changes.
- Roaring Fork Valley Fire Mitigation Collaborative.

Meeting adjourned 11:15.