

Faranhyll Ranch Homeowners Association

Spring Meeting – May 3rd, 2025

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

Officer Nominations, Elections, or Committee Assignments:

- President, Vice President, Treasurer, and Secretary
- Committees, Chairs, and Members

HOA Budget Summary: A review of 2024 actual expenses and the preliminary 2025 budget.

NOTE: There are significant expenses associated with the **Priority Projects** listed below for which we do not currently have final estimates. The FR HOA members need to discuss prioritization and timing of these projects with respect to the 2025 budget and/or the need for additional capital allocations.

Priority Projects:

1. **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 who installed and then later resurfaced our Ranch Road. Repair options discussed and expected quotes for:
 - a. Road patching
 - b. Road resurfacing (chip & seal)
 - c. Road resurfacing (2" asphalt)
 - d. Any necessary Ranch Road shoulder maintenance
 - e. Required Ranch Road shoulder herbicide treatment (see below) prior to repair options
2. **Barn Maintenance:** We've got two approaches. First, rotted wood replacement, sanding, and painting, for which we've already received a quote. Second, replace the wood trim areas with a trim-colored synthetic product and plexiglass that won't require regular maintenance, for which we do not yet have a quote.
3. **Hay Field Maintenance, Herbicide & Ditch Repair:** Scheduling a commercial fertilizer & herbicide application.
4. **Mailbox & Parcel Box Replacement:** Update from Bruce and Tony.
5. **South Gate Maintenance:** Loose and missing stone replacement, painting, and hinge maintenance.
6. **FR Entry & Fences:** Update from Bruce and Tony.

Other Topics for Discussion:

1. **2024/2025 Snow Plowing**
2. **Trails & Road Edges**
 - a. Herbicide along the Ranch Road shoulders (2') and Ranch Trails. Mowing along the Ranch Road and Ranch Trails.
3. **Barn Equipment Sale (Tractor, Batwing Mower, Cement Mixer, PTO Chipper)**
 - a. Shall we proceed with the sale of some or all of this equipment?
4. **Insurance Update**
5. **AVLT Pending Notifications**
6. **Scheduled Maintenance Plan**
7. **Property Management and/or Ranch Manager**

Faranhyll Ranch HOA
Income & Expenses, 1/1/2025 through 4/30/2025

Date	Amount
Income	3.9
Interest Income	3.9
Expenses	-6,624
Accounting	-725
3/2/25	-725
Electric	-109
Electric: Main Gate	-109
4/8/25	-25
1/7/25	-27
2/6/25	-28
3/11/25	-29
Maintenance	-4,015
Maintenance: Snow Plow	-1,050
4/2/25	-150
2/2/25	-450
2/28/25	-450
Maintenance: Trash Collection	-2,965
1/17/25	-731
4/18/25	-742
3/20/25	-744
2/19/25	-748
Phone	-473
Phone: Main Gate	-238
2/4/25	-77
3/4/25	-77
4/1/25	-84
Phone: North Gate	-235
1/28/25	-76
3/3/25	-76
4/1/25	-83
Taxes	-1,302
3/15/25	-1,302
OVERALL TOTAL (Income - Expenses)	-6,620