

Spring 2025 Faranhyll Ranch HOA Meeting

Saturday, May 3rd 2025

Present Randy & Kathy Schrock, Scott & Debbie Fifer, Ray Dittamore, Bruce & Jan Shugart, Tony DeMoraes & Jenn Dockery, and Lynn Brevard.

Agenda

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**

Meeting Notes

Meeting called to order Randy Schrock, 9:20 am

Approval of meeting notes from Fall, 2024 - Jenn move, Jan 2nd

Randy discussed the end of his term as HOA President

- Randy suggests we could elect, nominate, assign committees, etc.
- Tony likes committee idea
- Ray - don't we still need someone to oversee all?
- Randy - it's in HOA Regs that we appoint positions
- As we go through agenda, see what topics we need to address, and who is most qualified, assign accordingly:
 - Fields
 - Snow
 - AVLT
 - Road
 - Gate/mailbox/fence
- Bruce - sits on a large HOA committee - we need to "learn" how to do some things so it's not overload on anyone
- Formal officers assigned, but won't be in charge of all the work, delegate to committees
- Scott - continue as treasurer with Ray's help
- Debbie - volunteered for secretary
- Randy and Tony switch positions
 - Tony will be President
 - Randy will be VP

Scott – Budget

- Cash in bank \$5700
- January-present, Expenses were \$6620

Priority projects:

- **Road Repair**

- Mark Painter GJ Co - put in original road & resurfaced 18 years ago. Was here to assess to give estimate for road and homeowner driveways
- He'll give a variety of quotes so we can decide as an HOA which we're going to do
- We need to kill everything 2' on both sides of road to keep weeds from growing up through asphalt if we go that route.
- Depending on his quotes - we may need to get a couple other quotes
- Ray - concern about getting another quote soon
- Tony - Rippee did their driveway - it was 40% cheaper than next bid, Tony will call Rippee about asphalt
- Bruce - knows of one in GJ
- Do we really want to spend the \$\$ on asphalt? If not, let's not waste time asking for bids.
- Most of us favor chip/seal
- Ray - our road has lasted a long time - maybe just go with same company that installed
- Randy - trash truck tore up road recently - implement policy to not have heavy equipment on road between late in the year through spring
- Bruce - move trash bins down the road for the winter months OR a loop around the barn so they don't have to back in?
- Bruce - build up road edges, use road correctly, correct snow removal, road should last just as long as it has after those repairs
- Stay with chip/seal and take care of road and it should last a long time. More room for error when it's covered with snow.
- Randy - talk to Tom about adding materials to side of road to build up before chip/seal repair
- Bruce - will make chip/seal calls for road
- If Mark Painter does the work, they won't be able to schedule until late Aug or early Sept
- We should be doing annual weed killing on road edges
- Jenn - Spring Ridge - True Love did the chip/seal

- **Barn maintenance**

- We have told Carlos we don't want him to paint
- Randy - replace windows with plexiglass and trim with trex-like material
- Bruce met with someone last week, and will be getting estimates for 3 diff options; new trim, fascia, painting, windows
- Fascia - metal, fake wood to paint
- Randy - is Tom going to pour fittings under garage doors?
- We could put light in barn - something Bruce could do in the future
- Ray - load of gravel around bins so it's not muddy?

- Rock gets plowed off in the winter
- Road base discussion? Randy will assign tasks

- **Hay Field**
 - Tom removed beaver dams – seems to be under control
 - Randy has been trying to handle herb. Stuff since winter - Bob has talked to him - supposed to be here today to fertilize, discuss herbicide
 - Bob has agreed to split the expense

- **South Gate Entry & Mailbox/Parcel Box Replacement**
 - Bruce will send for quotes - he has 3 people
 - GJ, Silt,
 - Aluminum or steel
 - Do we want shelves inside large box
 - Refer to Tony's drawing for measurements, prob don't need cad drawing
 - This expense will be a Special Assessment for HOA - Fifers should not have to pay for this - not in general budget
 - South Gate maintenance - paint metal black when we install new mailboxes?
 - Bruce - reminders about why we discussed the entry changes, change mailbox side, no fence, we still have a lot of ranch fence standing along 4-Mile

- **24/25 Snow Plowing**
 - Mike did better job this year not letting his plow go below the road edges

- **Mowing – Trail & Road Edges**
 - We currently don't have equipment to mow trails and ranch road edges
 - We could also use a snowblower
 - We should have someone do it for HOA vs one of us
 - Rocks on Ranch trails need to be dealt with, cut wider, use bat wing mower?
 - Lynn has chip pile - she's also chipping new stuff and wants to know where to dump it – could use it on the trails
 - Lynn may ask person who did some of her work to give estimate to widen trails
 - Bruce doesn't think that would work - it needs some handwork due to overhangs
 - Scott - should some people walk the trails and figure out where we need the chips, we should do this before Lynn has her stuff done. Ray wants chips from her, too.
 - Bruce thinks there are about 4 places on the trails that need chips. Would make it possible to drive on trails
 - Rather than pull rocks, re-route trail around rocks

- **Barn Equipment Sale**

- PTO chipper, cement mixer - how to get rid of these?
- Randy suggests could put these on construction swap - help pay for mower?
- Schedule time to pull those things out of barn - in 2 weeks?

- **Insurance Update**

- Ray & Randy talked - Ray's asked them to rework quote - he's not hearing back from Glenwood Insurance - if he doesn't hear this week, he wants to pursue a new agent to work with - truck is a "commercial" policy - maybe it could become an AG vehicle??
- Jenn is going to contact GI to follow up, Ray will send Jenn email
- We are covered till October

- **Scott – AVL**

- Fifers moving parcel boundaries - creates change in conservation easement - need HOA approval - there's a catch 22 - they've been doing it wrong, there are a couple of other lots (part of the easement, not in FR) that have to agree. They're working on it, and will create a letter of explanation. Bud from AVL will do a ZOOM meeting with our HOA later this month to explain to everyone.

- **Scheduled Maintenance Plan**

- Ray brought this up - maybe committees can suggest what's needed and tackle projects. What are the responsibilities?

- **Property Management and/or Ranch Manager**

- Ray met a guy on Snowmass lift - does it make sense for us to have this person? That could be him or vendors he hires. He can work with individual homeowners or the ranch as a whole.
- Randy said he would come up with a list of things we could consider outsourcing to them. He would be our "speed dial" when we need something.
- It would be a new budget item. Debbie - monthly fee?
- Based on what we actually want to outsource.
- It's paying for someone to be our ranch concierge.
- Scott - could get out of hand pretty quick. Any of us can make phone calls.
- If we use him for HOA stuff, we would need one point of contact in our HOA.
- Manager charge is \$75 per hour
- What would he do? Cost/Value ratio?
- Manage projects
- Prepare for projects
- Take notes at meetings, then get quotes
- We need to create a list of things to present to him

- We have most routine things in place, it would be more special projects, we don't need a middle man (Scott). Do we really have enough things we need his help with?
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- Debbie - we need to organize ourselves first, determine committees, what do we actually need to have done
- He told Randy what he'd do for FR would be completely custom for what we need
- Ray - he's a new guy starting a business - as we age, some of us can't do the work
- Scott – we're in transition - tackling major things on the ranch right now. Soon these things are in process and/or complete. There wouldn't be that much to maintain after these are complete.
- Ray - we've put off maintenance, kicked the can down the road
- Randy - we are our own property management company - we need each homeowner to contribute to the actual work. We don't need someone to create a list - we just need to make sure the work gets done.
- Bruce - a lot of work has been accomplished that's not on the list, a lot of day-to-day things are happening
- Bruce - doesn't think a property manager would be helpful. He would not support this. It takes a long time to "train" people to actually know the property.
- Randy - we know what needs to be done. We need to commit to making sure they happen. I think we can do that with our committee ideas.
- Debbie -create structure of committees. Then discuss/assign. Perhaps choose someone to clear the trails - hire that done.
- Randy thinks the \$\$ per homeowner for all projects will be \$35-50K
- Road will be pricey, as well as barn. Those are priorities
- Bruce suggested maybe half the road this year.
- Ray - frustrated that we don't pull the trigger on taking care of everything that needs to care for it the way it needs to be taken care of. Suggests we invest in getting everything caught up – all the Priority projects
- Tony - what \$\$ is everyone comfortable with?
- Scott - committees need to do the work and make sure things happen. We're too far down the road on projects to hire a management company to start/take over

Discuss Priorities for This Year

- Priority 1 projects are:
 - Road
 - Mailboxes (5, not 6) (include landscaping, wall repair, painting, etc.)
 - Barn is Priority 1-B
- Debbie will define committees
- Everyone agrees that road is priority
- When we get estimates, we'll decide how much we can do this year.

Debbie - Committees

1. Road Committee: Randy & Lynn
2. South Gate & Mailboxes & Barn: Tony & Bruce
 - a. Bruce - will get road contact info to Randy & Lynn
3. AVLT/Water: Scott & Jenn
4. Snow Plowing: Lynn & Randy
5. Trails, Road edges (herbicide): Ray (Randy or Lynn will share contact info)

Closing Comments

- Bruce - we need to drive slower!
- Bruce wants to make road a little wider, cleared out on the big curve between Dittamore and Shugart drives. Ray thinks below his drive on left side headed down, trees need trimming
- We're waiting on estimates to set budget for the year
- Ray - what's the authority chain if committees get quotes for things so we don't have to wait, and can move forward with projects?
 - We'll need to communicate progress, run things through Tony and Scott
- Budget estimate we saw earlier from Scott was based on historic costs of existing line items.
- Randy and Scott will work on a 25/26 budget and add special assessments (entry/mailboxes, road, barn) this week. Separate checks for special assessments.
- We're close to having all estimates so we can plan accurately.
- Randy will work on creating committee discussion groups on website www.faranhyll.com
 - Estimates will go into these discussion groups on the website
 - Meeting in 2 weeks to discuss estimates?
- Get concrete mixer out - 5/17 10-12 discuss progress of estimates, etc.

Randy moves to close meeting - Lynn 2nd