

Faranhyll Ranch Homeowners Association

Fall Meeting – November 15th, 2025

Present Randy & Kathy Schrock, Scott & Debbie Fifer, Ray Dittamore, Bruce & Jan Shugart, Tony de Moraes and Lynn Brevard.

AGENDA

Call Meeting to Order and open with Approval of Spring 2025 Meeting Notes.

Officer Assignments:

- President—Tony, Vice President—Randy, Treasurer—Scott/Ray, Secretary—Debbie

HOA Budget Summary: A review of 2025 expenditures and the preliminary 2026 budget.

NOTE: There are still some 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 2026 budget and/or the need for additional capital allocations.

Priority Projects:

1. **Road Maintenance:** Discuss whether or not to sweep loose gravel before plowing season.
2. **Barn Maintenance:** Replace the wood trim areas with a trim-colored synthetic product (that won't require regular maintenance) and install inoperable windows for natural light. Paint. (Get Quotes)
3. **Hay Field Maintenance, Herbicide & Ditch Repair:** Scheduling a commercial fertilizer & herbicide application.
4. **Mailbox & Parcel Box Replacement:** Discuss Amazon deliveries. See quotes from Conklin.
5. **South Gate Maintenance:** Loose and missing stone replacement, painting, and hinge maintenance.

Other Topics for Discussion:

1. **2025/2026 Snow Plowing**
2. **Discuss Ranch Truck/Plow**
 - a. Do we sell for \$1 to Ray and/or Scott?
 - b. Moser offered to trade for services as he needs a back up plow truck.
 - c. Discuss how to proceed with Rand.
3. **Trails & Road Edges**
 - a. Herbicide along the Ranch Road shoulders (2') and Ranch Trails (Ray suggests June 1 & Sept 1). Vinegar vs. RoundUp (RoundUp Significantly cheaper). Ray suggests one more year and if it doesn't work, consider alternative. Mowing along the Ranch Road and Ranch Trails.
3. **Barn Equipment Sale (Tractor, Batwing Mower, Cement Mixer, PTO Chipper)**
 - a. Cement Mixer sold in July. Sunlight interested in chipper.
4. **Insurance Update from Ray**
 - a. HOA classified as commercial
5. **AVLT Notifications update from Scott**
6. **Scheduled Maintenance Plan**
7. **A "No Heavy Equipment on FR Road" policy when road is soft.**
8. **Vinegar supply—Tony & Jenn will store.**

6. **Barn/Trash Driveway:** Discuss “glue” application/road base/recycled asphalt/rock solutions. Loose gravel is going to be destroyed throughout plowing season. See quote from Moser for recycled asphalt.