

Fall 2025 Faranhyll Ranch HOA Meeting

Saturday November 15, 2025, Home of Debbie & Scott Fifer

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

Meeting Called to Order by Tony De de Moraes at 2:10.

Motion to approve the HOA's Spring 2025 Meeting Minutes made by Scott, seconded by Lynn, approved by all.

Meeting Summary

The HOA meeting covered financial matters including the current budget status, amount of cash on hand in the checking account, insurance costs, and recent expenditures on landscaping and weed control. The group addressed multiple maintenance priorities for the upcoming year including trail work, road repairs, mailbox replacement, and barn lot maintenance. The HOA decided to gather cost estimates and create a three-year project plan rather than taking on too many expensive projects at once. Additional topics included the potential sale of the HOA's chipper to Sunlight ski resort, whether to keep or sell the 1992 plow truck, and implementing policies to restrict heavy equipment use during soft ground conditions.

HOA Budget Review, 2025 Year to Date

Scott presented a summary of HOA income and expenses for the period January 1, 2025 through November 4, 2025. The summary showing income of \$153,118 (including a special assessment for road work) and expenses of \$154,308, resulting in a net negative of \$1,190 year-to-date. On this date, the HOA maintains an account balance in its checking account of \$11,144.

Ranch Insurance and Expenditure Review

Ray reports on insurance costs, (\$5,280 for 2025) explaining that HOA policies are classified as commercial rather than residential, making rates about 50% higher per \$100,000 of coverage. The HOA desires to lower its insurance costs if possible. Scott contacted another insurance group (Mountain West) to see if the HOA could get better rates, however, the coverage and prices were similar. The group discussed whether to remove the \$1,100 uninsured motorist coverage from the truck policy to reduce the total annual insurance cost totaling approximately \$5,280.

Randy clarified that the general liability coverage applies to the entire ranch property, not just the barn, which the group agrees is necessary to keep. In the end, the HOA agreed to drop its uninsured driver coverage for the 1992 GMC truck due to its inactivity on public roads (almost exclusively used on Ranch property, including plowing Dittamore and Fifer driveways).

Road Treatment

Ray provided an update on the roadside weed spray project. \$2,895 has been spent to date. The expense includes purchase of the vinegar weed spray and one application by Tom McGee. A second application will take place next spring. Tony agreed to move the vinegar from the barn to his heated garage for overwinter storage.

The group debated whether to continue using vinegar versus alternatives like Roundup or other herbicides. Ray recommended giving it one more full year of proper application before deciding which way to go. The HOA agreed to use the remaining vinegar for application next spring (2026) and research alternative products, if the vinegar application is not effective enough.

Trail Maintenance Planning and Equipment Needs

The group discussed the need to address trail maintenance for next year, as they no longer have access to the previous mowing equipment and Randy and Ray had to use personal equipment this year. Ray volunteered to have the Trails Committee develop a plan that includes removing or working around 10-15 large rocks on the trails and potentially filling areas with wood chips to create a smoother surface for mowing. The group also agreed that they need to find a replacement for Cuco, their longtime handyman, and discussed approaching Tom for an estimate on the trail remediation project, with Lynn requesting that cost estimates be shared with all homeowners before work begins.

Road Maintenance

Randy had discussed road maintenance options with Tom, who proposes scraping off excess gravel by the barn, mixing it with road base, and recompacting it. Tom's equipment costs estimated around \$150 per hour. The group decided to first address the immediate issue of excess gravel on the road by having Pete or Mike sweep and collect it before winter plowing begins. The wash boarding effect has potential to damage vehicles and could harm snow blowing equipment. Tony and Bruce agreed to contact contractors Mike and Tom respectively about road work and barn lot preparation.

Equipment Sale

Randy also reports that Sunlight ski resort wants to buy the HOA's chipper for \$1,000 plus two chairlifts, which the group agrees to accept with plans to resell the chairs.

Future HOA Budget and Property Projects

The group then shifted to budget planning for next year. The HOA has identified several large Ranch projects that should be completed in the future, including; barn repair and painting, construction of mailboxes and front entry improvement, and needed trail maintenance and associated equipment acquisition. Scott expressed concern with the foreseeable Ranch budget and does not want to spend another \$150,000 (+-) next year. In response, Tony suggested that each household might contribute around \$10,000 total (including the base \$6,500 budget plus additional funds for special projects) rather than spending \$150,000 on the ranch. The HOA will prioritize the projects to complete in the new year.

Randy proposed prioritizing the mailbox and trail projects for 2026 while postponing the barn renovation to 2027, expressing concern about taking on too many expensive projects at once. The group agreed to gather specific cost estimates for the barn, mailbox, and trail projects before finalizing next year's budget, with Bruce following up on previous barn quotes. Randy volunteered to draft a three-year plan outlining which projects will be completed each year.

1992 GMC Pickup

A discussion was held regarding whether the HOA should keep its 1992 plow truck, with Lynn questioning the \$1,800 annual insurance cost. The truck is primarily used to plow Ray and Scott's driveway, though Bruce and Randy argued it also serves as emergency backup. The group decided to remove the \$1,100 uninsured motorist portion of the coverage to reduce costs. The HOA will revisit the truck decision in spring after seeing how the winter season goes.

Next steps

Ray:

- Ray: Get back to insurance agent about dropping uninsured motorist coverage and clarify general liability coverage scope
- Ray: Work with Jenn and come up with a plan for trail remediation and present at next meeting

Randy:

- Randy: Contact Pete about road sweeping to see if it's included in what was already paid for the road work
- Randy: Coordinate with Bob Ashley about fertilizer and herbicide application for hayfields in spring
- Randy: Contact Sunlight director about chipper sale deal

Lynn:

- Lynn: Call Mike to ask about sweeping the road and picking up rocks with her sweeper, get price quote

Bruce:

- Bruce (or Tony): find and distribute the quote for barn repair/upgrade work
- Bruce: Contact Tom about sweeping the road and picking up rocks, get ballpark estimate
- Bruce: Talk to Tom about barn lot project and get estimate

Scott:

- Scott: Provide copy of meeting minutes from 12+ years ago to Lynn regarding road maintenance responsibilities above Bruce's property
- Scott: Work with Ray to develop a proposed budget for 2026 (after January)

Tony:

- Tony: Get quote from Conklin for mailbox parcel box construction
- Tony: Take vinegar from the barn up to your residence after meeting
- Tony: Write up 3-year plan for ranch projects and distribute to everyone

Meeting adjourned approximately 4:30 PM