

Faranhyll Ranch Homeowners Association

Spring Meeting – April 8th, 2026

Call Meeting to Order

Approval of Fall 2025 Meeting Minutes.

Officer Assignments:

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

HOA Budget Summary: A review of 2025/26 expenditures and the 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. **Mailbox & Parcel Box Replacement:** Discuss Amazon deliveries. See quotes from Conklin.
2. **South Gate Maintenance:** Loose and missing stone replacement, painting, and hinge maintenance., continued operations maintenance
3. **Barn/Trash Driveway:** Discuss what to do with area in front of barn/trash
4. **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 Quote). Tom Flannagen was mentioned as a possible handyman to do the work.
5. **Hay Field Maintenance, Herbicide & Ditch Repair:** Scheduling a commercial fertilizer & herbicide application.
6. **Road Maintenance:** Discuss whether or not to sweep loose gravel.

Other Topics for Discussion:

1. **Ranch Truck—Insurance Update**
 - a. Ray got “uninsured motorist” removed and saved us about \$1k annually.
2. **Trails & Road Edges**
 - a. Herbicide along the Ranch Road shoulders (2') and Ranch Trails. Mowing along the Ranch Road and Ranch Trails.
 - b. Whether or not to continue with vinegar. Vinegar stored in Tony and Jenn's barn currently.
 - c. Continue to cut back scrub oak.
3. **Barn Equipment Sale (Tractor, Batwing Mower, Cement Mixer, PTO Chipper)**
 - a. Get an update on what has sold and what we still want to sell.
4. **AVLT Notifications update from Scott**
5. **Discuss Fence along 4 Mile**
6. **Building envelope update from Fifers**
7. **Scheduled Maintenance Plan**
8. **Confirm committee members**

FARANHYLL RANCH HOMEOWNERS ASSOCIATION
2025 BUDGET TO ACTUAL & 2026 BUDGET

WORKING DRAFT

Expense Category	BUDGET 2025	ACTUAL 2025	- Over Under	BUDGET 2026	Comments
Entry Gates					
Main Gate	\$1,200	\$1,431	-\$231	\$1,500	Phone + Electric + Maintenance
North Gate	\$900	\$816	\$84	\$1,000	Phone
Irrigation, Hay Fields					
Cut and Bale	\$0	\$0	\$0	\$0	Bob Ashleigh cuts and bales the pastures in return for the hay
Ditch Repair & Maintenance	\$4,000	\$1,985	\$2,015	\$3,500	Continue to fix and improve identified ditch sections
Diversion Structure	\$500	\$2,265	-\$1,765	\$1,500	Maintenance: Clear access corridor/rock placement repair
Herbicide/Fertilizer	\$3,000	\$0	\$3,000	\$3,000	Bob paid for spray in the field in 2025. Not sure this year??
Legal & Accounting	\$750	\$725	\$25	\$1,000	Annual Tax Return, moving to a new accounting firm
Liability & Auto Insurance	\$5,000	\$4,518	\$482	\$4,800	(1) Calculation for "Actual 2025" shown at bottom of spreadsheet.
Maintenance					
Equipment	\$1,500	\$0	\$1,500	\$1,500	
Trails (Mowing & Spray)	\$1,500	\$350	\$1,150	\$1,500	
Snow Plow	\$4,000	\$2,383	\$1,617	\$3,000	
Trash Collection	\$9,500	\$9,787	-\$287	\$10,000	(2)&(3) Actual includes uncleared \$650 Moser Ck. & \$508 obligation to Rand (invoiced & pd. in 2026)
Vehicles	\$2,000	\$558	\$1,442	\$1,000	(3) Actual includes \$460 to Rand for materials & related work that was invoiced & pd. in 2026
Front Entry/Road Corridor	\$3,000	\$2,850	\$150		2025 work included: tree trim, clean up, chip wood & spread
Roads, Herbicide Treatments	\$0	\$3,280	-\$3,280	\$1,800	2026-2nd application by Tom. Purchase additional Herbicide
Barn: Repair/Painting/Gravel spread	\$0	\$627	-\$627	\$4,000	2025 work included: gravel removal & leveling at barn
Property Taxes	\$1,350	\$1,302	\$48	\$1,217	Taxes for Barn (2026 actual)
TOTAL Expenses	\$38,200	\$32,877	\$5,323	\$40,317	
Proceed from Sale of Equipment		\$1,050			
Interest Income		\$25			
NET Expenses		\$31,802			
Special Assessment					
2025 Chipseal	\$126,227	\$126,225	\$2		Chipseal project complete
2026 New Mail Boxes	\$0	\$0	\$0		This will be a special assessment project
Total Expenses	\$164,427	\$159,102	\$5,325	\$40,317	
Balance Sheet					
Alpine Bank Statement 12/31/2025	\$8,287.72			-\$6,401	Please make checks payable to: Faranhyll Ranch HOA
Reserve Fund	-\$1,000				
Excess 2025 Special Assessment Charge	-\$2			\$33,916	Send to: Scott Fifer 0251 Black Diamond Mine Rd. Glenwood Springs, CO 81601
2025 Ck. to Moser (ck. cleared in 2026) (2)	-\$650				
2025 obligation to Rand (ck. Written in 2026) (3)	-\$968				
Insurance Adjustment (1)	\$1,163				
Insurance Adjustment (1)	-\$440				
Dues in excess of Expenses	\$6,401			\$5,653	
		Divide by 6 Homeowners		\$5,653	
		Amount Due:		\$5,653	

(1) Insurance Adjustments

2025 Pay to Liberty Mutual
 Receivable 2026 (GAMC Refund)

\$5,241
-\$1,163

Accrue 2026 "Progressive" Invoice

\$440

(GAMC Pick-up, New Insurance)

\$4,518

(2025 "Actual" Insurance Calculation)

Faranhyll Ranch HOA Meeting Minutes, 4/8/2026

Meeting held at Jenn and Tony's residence.

HOA President Tony de Moraes called the meeting to order at 6:00 PM. HOA members present included: Lynn Brevard, Jan & Bruce Shugart, Randy Schrock, Scott and Debbie Fifer, Jenn Dockery and Tony de Moraes. Ray Dittamore attended by Zoom phone connection. Minutes from the Fall 2026 meeting were unanimously approved.

The Spring 2026 HOA meeting covered several major property maintenance topics and budget priorities.

Truck Insurance. Ray reported on insurance changes for the truck, reducing annual costs to \$440 by switching agencies and removing uninsured motorist coverage.

Trail Maintenance. The group discussed trail maintenance challenges, including rock obstacles that make mowing difficult. The group discussed three options for addressing rocks on the trails that make mowing difficult: using Tom's jackhammer to chip down the rocks, adding wood chip infill to build up around the rocks, or rerouting the trail around the problematic areas. Bruce suggests that rerouting and using wood chips would be easier and more practical than jackhammering, noting that there are flat areas with easy access nearby that would only require removing some scrub and saplings. The group agrees that rerouting and realigning the

trail seems like the best solution, with potential for widening certain sections as well.

The HOA members discuss the need to purchase a mower for trails and roadsides, estimated at \$3,000-\$4,000, which will be addressed in the budget discussion. Scott proposes a two-step approach for trail work, focusing first on realignment and missing rocks before widening, with plans to mow the trails once completed. Bruce requested, and received permission, to use his machinery to help widen the trails where necessary. Lynn asked that any cut materials associated with trail widening within her building envelope be hauled off of her property.

Water Issues. Water issues dominated much of the conversation, as Four Mile Creek Doose Ditch water rights were shut off due to severe drought conditions, eliminating irrigation for the lower hay fields this season. Bob Ashleigh, who previously managed the hay fields, has left without notice, leaving the HOA scrambling to address the continuing maintenance needs of the irrigation fields including how to handle the widespread weed problems associated with white top, thistle and other weeds.

Weed Management.

The local Conservation District was contacted for help to develop an herbicide application plan, they will report back to the HOA in the near future. Randy and Scott estimated that application costs are expected to be around \$5,000-\$6,000, though finding contractors willing to work in the area may prove challenging. The Ranch's last licensed applicator is no longer working in this part of the valley.

Randy reports that several other herbicide applicators have declined to service the Ranch's fields, leaving them without a clear plan to address the weed problem that is preventing hay production this year. Scott stated that the Conservation District is working to find an available contractor and will provide the Ranch with guidance on a cutting and treatment plan within the next few days. The group agrees that herbicide treatment is necessary if they can find someone willing to come, and they will wait for the Conservation District's recommendations before finalizing their approach.

Finally, Randy has also reached out to Marty Landrum, who managed the hay fields for many years prior to Bob, to seek his advice on the development of an effective weed management program.

The group agrees to proceed with herbicide application for weed control, which will cost approximately \$5,000. Jenn expressed interest to explore the possibility of renting goats to graze the pasture this summer. Randy informs the group that the HOA recently received an unexpected \$5,400 bill for fertilizer applied in 2025, which has now been paid from the 2026 budget. The problem was due to miscommunication with Bob Ashleigh about cost-sharing.

New Mailboxes and Ranch Entry Improvements. The members discussed improving the ranch entry with new mail boxes and painting the entry gate. The group discusses whether to place the mailbox on the north or south side, ultimately leaning toward the north side for better aesthetics despite some concerns about driver

convenience. They agree to add lighting at the mailbox area using either solar or electric power and consider landscaping with hardy plants and rocks while being mindful of water limitations. The group agreed to purchase seven mailboxes instead of five to accommodate future needs. Tony is working to finalize plans and cost for the mailboxes.

The fence at the entry was found damaged, likely from animals or wind, with consensus to remove the fencing within 40 feet on each side of the gate and clean up the entrance area. The balance of fencing along Four Mile Road will be allowed to degrade and be phased out.

Barn Improvements. Tony shares that construction costs have increased significantly, citing a friend who received a \$700 per square foot quote for a basic addition, and the group discusses getting a revised quote from Tom for barn repairs. The team debates budget priorities for the year, with Randy and Scott noting they're already at \$5,600 per person before additional projects. All present at the meeting agree to prioritize weed control treatment first and the mailbox/parcel box project second (estimated at \$10,000) over the barn work, since packages are becoming a security concern and the barn isn't in immediate danger (Ray had to leave meeting prior to this decision). Tony volunteers to paint the gate himself when they move forward with the mailbox project.

Bruce is tasked with following up with contractor Tom Flanagan to get quotes for painting or replacing trim and rotting wood, with

consideration of using metal fascia instead of plywood for better longevity.

General Maintenance and Priorities for 2026: The group discusses several property maintenance items and reaches decisions on each. They agree to leave the excess gravel on the roads as it has improved winter traction and is naturally dispersing, deciding not to spend time or money removing it. Randy suggests moving up the timeline for the next vinegar application for roadside weed control from July to May since vegetation is growing earlier this season, and the group decides to proceed with using their remaining vinegar supply before considering other weed control options. Tony volunteered to handle monthly roadside mowing once equipment is purchased, and the vinegar herbicide treatment along roadsides is applied.

The group prioritized projects for the year. The following priorities and projects were approved by unanimous vote of the members.

- Priority No. 1. herbicide treatment for the fields, with expected costs to be approximately \$5,000 to \$6,000;
- Priority No. 2. replacement of mailboxes and the parcel box at the entry with an estimated \$10,000-\$12,500 cost;
- Priority No. 3. purchasing a mower for trail and roadside maintenance at approximately \$4,000-\$5,000.
- Barn maintenance, including painting and trim replacement estimated at \$15,000-\$20,000, was deferred to 2027 due to budget considerations, though garage door adjustments were approved as immediate maintenance. The conversation ended with committee assignments confirmed for mailboxes and gate

area, barn doors, trail, and road maintenance, with Scott coordinating with the conservation district for field management recommendations.

Total estimated costs for approved projects reached approximately \$22,000-\$25,000, requiring additional assessments of roughly \$7,000-\$8,000 per household beyond the initial \$3,000 already collected. Scott to adjust the HOA's 2026 budget accordingly and send out to all for approval.

Committees were confirmed: Snow plowing: Lynne and Randy, Mailbox, Entry Improvements and Barn: Bruce and Tony, Irrigation, Ditch Maintenance and AVL: Jenn and Scott: Trail mowing and Road Edge Spray: Jenn and Ray

Next steps

- Scott: Follow up with Water Conservation District in the next couple of days about weed management recommendations and herbicide application contacts
- Scott: Follow up with Marty Landrum for possible advice on field management and potential contacts for herbicide application
- Scott/Randy: Get 2-3 names from Conservation District for herbicide applicators willing to come up valley
- Randy: Research and price mowers for trail and roadside maintenance
- Bruce: Contact Tom Flanagan to get revised quote for barn maintenance work

- Bruce: Get contact information for garage door repair person (Cory) and share with group
- Tony: Contact Eric Conklin to finalize quote for mailbox structure (approximately \$5,000)
- Tony: Paint the gate at the entrance
- Tony: Coordinate removal of fence sections at entry (40 feet on each side of gate)
- Tony: Mow road edges once a month during growing season once mower is purchased
- Bruce: Lead trail realignment project and widening work
- Tom/Ray: Apply vinegar treatment along roadsides (schedule for early growing season, sooner than July)
- Scott: Prepare revised budget reflecting meeting decisions and send to group for approval
- Tom/Scott: Maintain head gate and upper ditch sections
- Randy: Send meeting notes/transcript to Debbie for minutes preparation
- Jenn: Explore goat rental option for weed management later in season
- Scott/Randy: Schedule herbicide application when contractor is identified (consensus to proceed with approximately \$5,000-6,000 budget)
- Mailbox Committee: Purchase 7 mailboxes (5 current + 2 extra for future) as part of mailbox project
- Trail Committee: Coordinate trail cleanup workday with multiple members participating