

Ranch Association, Inc.
PO Box 11
Bigfork, MT 59911
www.ranchHOA.org
contact@ranchHOA.org

Your Board: Mark Smolen, President
Robert Bolain, Vice President
Jerry Southwood, Sec/Treasurer
Richalle Close
David Davis
Thaddeus Crouch

Hello Ranch HOA Members!

It's May 30th as I write this and it has been a busy spring

First, just a couple announcements:

Spring Cleanup Day has not been scheduled—I have had a number of issues and conflicts, but we'll get a date scheduled (hopefully by mid-June) and we'll get it done. Please help if you can that day.

HOA Annual Meeting (and Water District Board Elections) will be held Sunday, July 10th at 2PM at the High School Lobby (same as last year). Please email (address above) or contact Jerry Southwood if you would like to run or seek re-election to either board by July 1. More board info is online.

Ranch Water District Annual Board Meeting will be Monday, July 11 at Chrysler & Gordon (120 Village Ln, Bigfork), 1PM Members are welcome to attend.

We will have more construction this summer, so please watch out for construction vehicles. I want to thank all the owners who are building for following the rules and working with the HOA. We are not sure if we will be paving another section of Ranch Rd this year due to the cost of asphalt right now, if we do, we will have signs up a week before.

As you know we installed new mailboxes last year and they are a huge success. We have ordered one more pedestal as the current boxes are full. It will be installed soon and we'll have the ability to add further homes as needed. We may also need to move a couple boxes (we'll be working with the postmaster), but just be aware that we may need to move someone to keep the addresses in order as we add new ones.

We want to thank everyone for paying their dues this year. We know it's been a difficult time for many, but your cooperation allows us to maintain our HOA properly which is a win-win for everyone--THANK YOU!

We now have more kids than ever living up here. I'd like to remind everyone (again) to watch your speed.

Finally, an incident on Dec 31st last year called attention to the fact that I need to put together an emergency notification contact list for the Water District in case something happens where the operator needs to notify everyone. I'd like to do this via text message if possible. If you don't have a mobile phone, we can use email or a phone call. If you would all email me your preferred contact number/method, I would be most appreciative. Please email these to waterops@ranchhoa.org

Please check the website prior to our annual meeting to make sure our location hasn't changed...with the Covid situation, plans stay fluid, but the school district is supportive. We hope to see you all there.

Thanks again,



Mark Smolen

Your Current HOA Board:

President:

Mark Smolen

Term Expires: June/2022

Vice President:

Robert Bolain

Term Expires: June/2023

Treasurer / Secretary:

Jerry Southwood

Term Expires: June/2022

Board Members:

Richalle Close (Term Exp: June/2023)

David Davis (Term Exp: June/2022)

Thaddeus Crouch (Term Exp: June/2022)

Ranch Water and Sewer District Board:

Patty McNulty-Peck - President Term Expires June, 2022

Jerry Southwood - Secretary/Treasurer Term Expires June, 2022

Robert Bolain - Board Member Term Expires June, 2023

Stacy Crouch Board Member Term Expires June, 2022

Open Board Position Term Expires June, 2022 (Gus Martel has agreed to run)

Mark Smolen - Operator (Montana Law prohibits the Operator from being on the board)

Architectural Committee:

Mark Smolen

Jerry Southwood

Gus Martel

Karla Smolen

Robert Bolain

Sunday, June 13, 2021 at 2:00 PM – Bigfork High School Library-Minutes from Ranch HOA Annual Meeting

Attending: Jim/Diane Robertson, Charlie Martin, Danielle Roland, Robert/Tracie Bolain, Scott/Richalle Close, Jim/Liz Hansen, Patty Peck/Terry Atzen, Brennan Earhart, Mark/Karla Smolen, Jerry/Jeanne Southwood

Handout included: Meeting Agenda, last year's minutes, Financial Report, HOA Ballot and Ranch Water & Sewer Ballot

Mark welcomed everyone, thanked them for coming and asked all to introduce themselves.

Reviewed and approved minutes from last year's annual meeting.

Reviewed financial handout. Report from Chrysler & Gordon, CPA firm. All 2021 dues have been collected. Dues for 2022 will be the same-\$750 net, \$800 gross (2 payments).

Road Repair Update- Planning on spending between \$20k/\$25k on road resurfacing this year. Start near HWY 35 entrance and come up Ranch Road as far as money allows. Danielle ask if the HOA received any warranty about resurfacing holding up to sanding. Mark answered no. Seal coating is not holding up well and we may look at alternatives. Some minor patching is also planned for this summer.

Snow Removal Contract-Renewed with SnowBound Enterprises, LLC. This past year the HOA was able to use most of the final 1/3rd payment to add funds to the Road paving projects. The Final 1/3rd payment is dependent upon on how many visits occur during the plowing year. Liz Hansen said that the snow plowing person was sometimes slow to plow. Mark pointed out that the contract calls for 3" minimum before plowing. The contract calls for plowing before 7:00 am. Sometimes plowing occurs more than once per day. SnowBound is still available for individual driveway plowing.

Mark is still working with Electric Company and Everson (contractor) to come back and fix patching issues that Mark has painted yellow. This will happen after all of the new electric line work has been completed on Latigo.

Initial mailbox relocation has been completed. Based on the response a second box is being considered.

New home construction update. 669 Latigo is nearing completion. Several other lots are still in progress for plans and builder.

Speeding in the neighborhood is still an issue. Winter driving condition signs have been installed but with minimum success. Other than asking for help from the residents not much can be done.

Water Board Election was held. One position was open, Secretary/Treasurer. Jerry Southwood was reelected.

HOA Board Election was held. Robert Bolain was elected as Vice President and Richalle Close was elected as a Board Member.

Spectrum Communications indicated to an HOA member that if all of the HOA residents would switch to Spectrum they would consider providing high speed communications services to the HOA. Doubtful at this time.

Charlie Martin opened a discussion about fireworks in the HOA. All in attendance were in favor of a permanent ban of fireworks in the HOA. Jeanne Southwood moved and Robert Bolain seconded. A Covenant Change Ballot will be sent this fall placing a ban on all fireworks in the HOA.

Danielle Roland asked about the requirement for a 60' turnaround at the end of Pommel Drive. Mark will meet with the Bigfork Fire Department and work on possible solutions.