

2025 Ranch Association, Inc
Annual Meeting

**June 29, 2025 2PM
Bigfork High School**

Agenda:

1. Call to order - 2:00PM
2. Review of Last Meeting Minutes (approved by Board) - Jerry Southwood Secretary.
3. 2025-2026 Budget Review - Jerry Southwood Treasurer
4. Road Repair Update
 - a. Current Repair Budget and Proposed Project areas:
 - i. Patch holes with bagged patch by hand (will need some help/manpower)
 - ii. Top off ditch on Ranch Rd (previously filled and settled)
 - iii. Fill ditch below hairpin with fractured rock and top with fabric/gravel (french drain)
 - b. Mowing and brushing (road sides, costs, thank you to neighbors)
5. Snow Removal Contract - Renewing with SnowCountry, LLC
 - a. Contract withholds one third on low snow years - used this amendment this yr.
 - b. Planning to continue with SnowCountry. Same price as we are under contract
6. Construction Update:
 - a. 383 Ranch Complete
 - b. 560 Ranch Complete
7. Quarter Circle Agreement in the works—had hoped to be done by now—QC Lawyer is slow
8. Water Board Update:
 - a. Watering levels (please be efficient)
 - b. Insurance - Property Insurance provider did not renew due the fact that we fall in a fire zone. Cost more than tripled.
 - c. Loss of Well #2 June 10 - pulled well, replaced motor and pump.
 - d. Base rate will be going up due to increased costs (Insurance, Testing, Operator, Repairs and Maintenance)
9. Water Board Election was conducted via the county rules—three members ran un-opposed which required no ballot and cost.
10. HOA Board Election (Vice President and Board)
 - a. VP: Bill Thomas
 - b. Board: Richalle Close
 - c. Others wishing to run as write-ins? Raise your hand now.
11. Other business, comments, questions, etc.
 - a. Insurance for your home and planned Fire Hall north of town.
 - b. Your ISO Rating may change affecting your rate or ability to get insurance
12. Adjourn