

Ranch Homeowners Association
PO Box 11
Bigfork, MT 59911-0011

June 23, 2018

Hello!

Attached are the meeting minutes from this year's Annual HOA Meeting held June 7th at the local school. First, I would like to thank our outgoing members for their service: Stephanie Hansen, Dorothy Peterson, and Sheila Potkonjak. Dorothy served on the board for 25+ years and her service and historical perspective has been invaluable. Sheila served as President for the last two terms and has done an exemplary job of leading us through some difficult issues--thank you all. Sheila left a clean slate with our neighborhood in very good order.

As your newly elected President, I look forward to carrying on the great work the past board started. Jerry Southwood has graciously agreed to continue as Secretary/Treasurer. His work in getting the books up to date, balanced, taxes filed, etc. has been magnificent. In 2016, we chose to work with Chrysler/Gordon a local CPA firm and their oversight gives us perfect transparency, which is the way it should be. Our financial situation has never been better. We maintain an adequate "rainy day fund" and we are also pouring significant effort into repairing and repaving as much of Ranch Road as we can each year (as promised with the previous dues increase).

We also have a number of new homeowners in our neighborhood and we're excited to see new faces! Thaddeous Crouch has already agreed to be on our board and there are other families moving in as we speak! Welcome!

As well as new homeowners, new construction has started on one lot on Latigo. During this time, we have been encouraging everyone to abide by the covenants which can be found on our website: www.ranchhoa.org. The architectural committee has been called upon to review new construction plans as well as other remodeling and tree removal plans. I just wanted to take this opportunity to remind everyone we have architectural standards and we encourage all to follow them. The board tries its best to enforce the rules we have where we can. I don't think we can or want to be draconian in our oversight, but your help in abiding as best you can makes our job much easier--thank you.

Finally, just a reminder that we will have a fall cleanup day (thank you to all that helped on our Spring cleanup!). We will be posting info on the website as soon as we have that planned sometime in Q3. We also have our winter plowing already under contract--you can also contract Charles McAlister for your own driveway plowing--info on website. And you can always contact me at president@ranchhoa.org. I'm always open to hearing your thoughts and ideas.

Thanks for your continued support of **OUR** HOA!



Mark Smolen
President

Ranch Homeowners Association Annual Meeting
Thursday, June 7, 2018 at 7:00 PM
Bigfork Middle School Cafeteria

Attending: Jean Randall, Jim & Diane Robertson, Gerry & Heidi Berendt, Bob Wolfe, Chance Gibson (new owner-in progress), Jim & Liz Hansen, Annie & Dave Mulcahy, Danielle Roland, Jim & Patti Lafferty, Jeanne & Jerry Southwood, Sheila Potkonjak. Via skype-Mark Smolen.

Gerry Berendt wanted it noted for the record that no one from Latigo was at the annual meeting.

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

Voted to accept minutes from last year's annual meeting. Gerry Berendt moved and Jim Lafferty seconded.

Handed out 12/31/2017 year-end financial report that was prepared by Chrysler Gordon CPA firm. All dues for 2018 has been collected except for one (Kenyon). Lien has been filed. The \$37,190.18 balance at 12/31/17 consisted of the following: Reserve Fund \$3,500, Final Snow Plowing contract for '17/18 payment \$3,750, sealcoating money for '17- \$6,000, '18 dues collected at 12/31/17- \$12,750, '17 lien dollars collected \$5,270, non HOA individuals have contributed \$2,550, remaining balance of \$3,370 from prior years carryover. All extra funds are applied to the road fund. Chrysler Gordon has filed our tax return for '17.

Gerry Berendt gave a cleanup day report, best turnout ever (4 from Latigo). Gerry is always looking for help when trees fall on our roads. Sheila noted that the emergency exit bridle path needed mowing and Gerry said he would get that done.

Mark via skype gave a snowplowing report. Charles McAllister (plow person) made 48 visits this past season and used 40 yards of sand mix (used 5/16ths rather than ¾ quarters from prior year). Our contract expired on 03/31 and we had a snow in early April. Charles did plow our roads and that was an extra cost. Mark will try to extend our contract next season to 04/15. Charles works hard to keep our roads in good shape and is a gentleman in the process. The HOA signed a two year contract last year for the same base amount (\$11,000) but it does contain an allowance for gas price increase. Mark has been responsible for contacting Charles about when to plow. If anyone would like to assist Mark with this responsibility he would be happy to have a backup person. The HOA contracts with Chris Roberts (Danielle's husband) to sweep the roads in the spring.

Architectural Committee report-Jerry Southwood-Jim/Patti Lafferty (631 Pommel) are selling their home to Chance & Julie Gibson and closing is scheduled for June 15. The Gibsons are planning to install split rail fence and replace the outside siding with barn wood. The Gibsons have submitted the necessary documents to the Arch. Comm. and approval has been given. Hector Marquez purchased the lien lot on Latigo and has started construction of a new home. Hector submitted plans and has paid the \$2,500 required deposit. Hector hopes to be finished during 2018. The HOA has been contacted by another Latigo lot owner about building, but no official documents have been received. The Kenyon house is in the process of being sold.

Sheila reported that the HOA has contracted with G-man Asphalt for road work, \$23,000. A 750' section beginning just past Sunrise Rock road and ending just past the Saddlehorn gate will be the major project for this year. Repairs at the hairpin curve, widening at the intersection of Latigo/Ranch (culvert work also), patching of road cut from last year on Ranch road, and a few other spot patches on Ranch road will hopefully be done soon.

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Dave Mulcahy asked about creating a pond on his property and Sheila asked Dave to put his request in writing.

A ballot was handed out for election of HOA officers and Architectural committee positions. Jean Randall collected and counted the ballots. President-Mark Smolen, Sec/Treas-Jerry Southwood, Board members-Thaddeus Crouch and David Davis. Architectural Committee-Gerry Berendt, Gus Martel and Karla Smolen. The President and Sec/Treas are also on the Arch. Committee.

Thank you Sheila for your 4 years of service as President of the HOA. Also, thank you Dorothy Peterson for your 25 plus years as Secretary/Treasurer and Board Member.