

Minutes from Ranch HOA Annual Meeting
Sunday June 23, 2024 at 2:00pm-Bigfork High School

Attending: Annie Mulcahy, Dan Lovell, Mark/Karla Smolen, Arthur Huston, Bill Thomas, Patty Peck/Terry Atzen, Cindy Cannon, Sarah McDonough, Ryan/Bonnie Johnston, Richalle Close, Jeanne/Jerry Southwood

Meeting was called to order at 2:05pm – Agenda was distributed – President Mark Smolen asked everyone to introduce themselves.

Reviewed Minutes from last year’s annual meeting and approved- Patty Peck made a motion to approve and Bill Thomas seconded. All in attendance approved. The Board had previously approved.

Financial Reporting-the 2023 Financial Report prepared by Chrysler & Gordon (C&G) was distributed. All state and federal filings are current. All dues for 2024 have been collected with one exception. A lien has been filed against that property. The budget of \$45,050 will remain the same for 2025. Dues will remain \$850 (discounted for payment by Jan 30), \$900 (if paid by April 30). Initial dues notices for 2025 will be sent September 1, 2024, followed by a second notice December 1, 2024, and a 3rd notice February 1, 2025. All dues notices are sent by (C&G)

Road Repair Update-Asphalt is expensive and budget is limited. We will be paving two major sections and the cost will be approximately \$38,000. Carryover road money from last year along with current road funds should make this possible. First, complete lower Ranch Rd from 0.1mile above Hwy 35 to the second curve area. Second, complete widening Ranch Rd from the ‘T’ to Pommel split. Gravel along this stretch of road will be excavated and saved. This project was started last fall. In addition, planning on patching several pot holes maybe with “bags of asphalt”. The section of Ranch Rd from the hairpin to the “T” received an overlay in 2003 and needs to be redone. Hope for 2027? Thank you to all that worked the May clean up date. A special thank you to Gus Martel for cutting along our roads. Also, thank you to the Leslie’s and the McDonough’s for cutting the emergency exit area from Latigo to Pommel. The HOA was gifted a riding lawnmower by the Gerry Berendt family and is available to anyone that can help keep the right of ways trimmed.

Snow Plowing Contract – SnowBound Enterprises, LLC will be helping us again this year. The basic contract allows for 50 visits per year. However, if a minimum

number of visits is not met the full contract does not have to be paid. The full contract was paid for this past season. Not sure about this contract for 2026.

Mailbox Availability-One additional cluster box was added and 4 boxes remain unsold. Each box has a one time cost of \$125. Checks are payable to Ranch HOA.

Construction Update. The home at 555 Ranch Rd (Paul/Millie Fisher) is near completion. The lot at 560 Ranch Rd has just begun. Also, the lot at 383 Ranch Rd will begin soon.

Quarter Circle Re-zoning along Hwy 35. 155 Ranch Road is ongoing. They are hoping to add 5 buildable lots along the highway.

Two new lots are being added to the HOA, 560 Ranch Rd and 570 Ranch Rd. A formal request from each owner was received prior to our meeting and a vote was taken and unanimously approved to annex these two lots into the Ranch HOA. Legal documents will be filed following this vote. These two homeowners paid dues for 2024 and will continue to do so going forward. In addition these lots will also be added to the Ranch Water District starting with 560 and later 570. The home at 560 has already started (ARC approved) construction. Mark is trying to coordinate 2 new meter pit hookups, gravel extraction and relocation before the road widening project along this stretch can be completed ("T" to the Pommel split).

Mark is using a TEXT Message service for emergency alerts. Please let Mark know if you are not receiving these important notifications.

Water District Update-New Insurance Premium was up substantially. Thank you to Gus Martel (HUB International) for helping arrange for the insurance we now have. The previous carrier dropped over 200 of the Montana Rural Water Districts last year. The lawsuit against the Water District is still ongoing. New ultrasonic flow meters are being installed in the pump house. Cost will be approximately \$5,000 and they should last 20 years. Mark pointed out that summer water usage is roughly 10 times greater than winter usage. Please be efficient about watering your lawn. The Water District is required to have a reserve fund and it does.

No Water District Board Election this year.

HOA Board Election. Ballot was handed out and Patty collected. No nominations from the floor.

Mark Smolen was reelected as President

Jerry Southwood was reelected as Treasurer/Secretary

Thaddeus Crouch was reelected as a Board Member

Gus Martel was a newly elected Board Member.

***Gus replaced David Davis. David had been a Board Member for many years and elected not to run. Thank you David for your past service.

Richalle Close Board Member and Bill Thomas Vice President terms will expire next year.

Other items that were discussed:

Cindy Cannon asked about the turnaround at the end of Latigo and Mark indicated that this issue had been discussed and approved with the Bigfork Fire Department when the Pommel turnaround was redone. Also, a turnaround will be needed at the end of Ranch Rd. This is part of a larger question.

Road ownership and access at the end of Ranch Road allowing access to Quarter Circle for lots at 604 and 616 Ranch Road. (Robertson, Cannon, Quarter Circle, and Ranch HOA).

Arthur Huston asked about the \$10,000 new construction deposit. At the HOA annual meeting June 14, 2020 this amount was changed. Please go to ranchhoa.org for the most up to date bylaws and covenant information. The new deposit has been made by all new constructions and returned to those that completed construction with no damage to the road. It is working and having the desired effects of owners designing homes that conform to the covenants.

Several Ranch HOA members came to the support of another HOA member in paying dues for 2024. Thank you all.

The question was raised about a Go Fund Me page for Ranch members and was decided to keep this private and out of the HOA purview.

A motion was made by Karla and seconded by Jeanne to end the meeting. All in attendance voted yes. 3:11 pm meeting adjourned.