

Hello Ranch HOA Residents and Owners!

Attached are the meeting minutes from last summer's Annual HOA Meeting held last June at the local school. As I complete this first year of being President, I'd like to thank my board for their support and hard work. I'd also like to thank all of residents who have helped with the cleanup days and everyone for their input, support, phone calls and emails.

Our **Annual HOA Meeting has been set for June 23rd (2PM)** at the Bigfork middle school cafeteria. We hope to see as many of you as possible there!

Our financial situation this year remains stable. Financially, we continue to work with Chrysler/Gordon a local CPA firm and their oversight gives us perfect transparency, which is the way it should be. We maintain an adequate "rainy day fund" and we continue to pour significant effort into repairing and repaving as much of Ranch Road as we can each year (as promised with the previous dues increase). The good news is that we continue to operate within budget with every extra penny going to road repair.

We also have a number of new homeowners in our neighborhood and we're excited to see new faces! We welcome our new residents and encourage anyone interested in being on the board to let us know--half of the board positions expire every year and we welcome new members!

As well as new homeowners, new construction has been underway on two homes with a third in the offing! During this time, we have been encouraging everyone to abide by the covenants & By-Laws 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. We also have a new Quiet Time Rule (see attached) which we will discuss and move to ratify at the Annual Meeting based on resident feedback. Finally, we'd like to remind those using construction crews to be mindful of your neighbors--please don't park on the road or on your neighbors' yards. The same can be said for RVs which should not be parked on the road, or common green areas. We understand the need to load or unload (up to overnight), but please try to park in your driveway if at all possible--and thank you to those that have cooperated.

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 **spring cleanup day May 18th 10AM** (thank you to all that helped on our Fall cleanup!). As always, we post all events on the website. 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 input, 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 yearend 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, Seal coating 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 $\frac{3}{4}$ 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 contact 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.

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.

**RESOLUTION OF THE RANCH ASSOCIATION
AFFECTING QUIET HOURS**

The Ranch Association, at a meeting of its Board of Directors on September 18, 2018 discussed and approved the following resolution:

RESOLVED

As a result of numerous complaints regarding early morning and evening construction noise, all homeowners, contractors or visitors will need to abide by the following noise abatement rules over and above any rules previously set forth:

1. All heavy construction, yard maintenance or other activity must be completed between the hours of 8AM and 8PM, Monday through Saturday.
2. No heavy construction such as excavation, breaking of rock, pounding or other loud construction activity shall be done on Sunday.
3. Normal yard maintenance (mowing and trimming, etc.) may be performed on Sundays between 8AM and 8PM.
4. Snow removal activities are exempt, however, the HOA asks homeowners to be courteous with regard to snow-blowing; however we recognize that homeowners may need to perform snow-blowing/snow removal outside of the quiet hours defined in point 1 above.

This rule, approved by the Board of Directors will be published and distributed to all homeowners immediately upon approval, and online with the construction rules. The Board or its officers will additionally endeavor to remind homeowners of these rules.

APPROVED: SEPTEMBER 18, 2018.

THE RANCH ASSOCIATION BOARD OF DIRECTORS



MARK SMOLEN

President

RATIFIED BY MEMBERSHIP VOTE AT ANNUAL MEETING:

_____ (DATE)