

Ranch Association, Inc.

PO Box 11

Bigfork, MT 59911

www.ranchHOA.orgcontact@ranchHOA.org**Your Board:** Mark Smolen, President

Danielle Roland, Vice President

Jerry Southwood, Sec/Treasurer

Robert Bolain

David Davis

Thaddeus Crouch

Hello Ranch HOA Members!

It's May and summer is coming...but we are still waiting for that warm weather!

We want to say a big thank you to all who helped with the spring road cleanup. As you probably know, the area has seen some strong wind storms in the past few months and thankfully, the neighborhood was spared most of the carnage--however, we did have a few trees come down but thankfully, I don't think anyone suffered any damage to their homes. But we got the roads trimmed, all of the debris picked up, branches moved to the burn pile and everything burned.

The greenspace between Pommel and Ranch Rd probably suffered the most with some trees getting snapped. I want to say a special thank you to Robert Bolain and his family, Donny Berendt, and Thaddeus Crouch for all the cleanup work you've done making the greenspace look so nice; if I missed anyone, my apologies, but know that we are thankful for all your efforts--Thank you!

We will have more construction this summer, so please watch out for construction vehicles. Right now, we expect at least one new home going up on Latigo, and possibly one or two more, but no other plans have been submitted as yet. We will also be paving another section of Ranch Rd this year, and we'll have signs out when the time comes. We will likely be paving just below the hairpin turn in spook hollow. It will likely be a one lane road through there each day the paving is ongoing, so please exercise caution.

We've also had some people coming into the neighborhood to skateboard down the hills. This is unacceptable and we have informed them when we can stop them. Recently, we had one confrontation get heated and threatening. We ended up calling the Sheriff and filing a complaint. If you see a beige Toyota Avalon with Montana plates ending in 731C, please call the sheriff and report them. They are not welcome here, have been informed this is a private road and they are trespassing. If you can, take a picture (safely), but do not approach them. Let us know and we will handle this. You do not need to put yourself in danger by confronting them. We are also going to put up new No Trespassing signs to discourage further activity.

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!

Finally, our annual meeting is scheduled for June 14 at 2PM at the gradeschool school cafeteria (same place as usual). We have four board positions to elect (or re-elect). If you are interested in being on the board, simply submit your name to us (email is best) and we will add you to the ballot. We will also conduct an election for the Ranch Water District Board at this meeting. We will also discuss options for a new mailbox. Info for both meetings, board positions, etc. can be found on our website. Please check the website to make sure our location hasn't changed...with the Covid situation, we are still firming up plans. We hope to see you all there.

Thanks again,



Mark Smolen

Your Current HOA Board:

President:

Mark Smolen

Term Expires: June/2020

Vice President:

Danielle Roland

Term Expires: June/2021

Treasurer / Secretary:

Jerry Southwood

Term Expires: June/2020

Board Members:

Rober Bolain (Term Exp: June/2021)

David Davis (Term Exp: June/2020)

Thaddeus Crouch (Term Exp: June/2020)

Ranch Water and Sewer District Board:

Patty McNulty-Peck - President Term Expires June, 2020

Jerry Southwood - Secretary/Treasurer Term Expires June, 2021

Mark Smolen - Board Member Term Expires June, 2021 (Operator)

Stacy Crouch Board Member Term Expires June, 2020

Chance Gibson Board Member Term Expires June, 2020