

THE RANCH ASSOCIATION NEWSLETTER

June of 2017

Board Members

President:	Sheila Potkonjak	term expires June of 2018	270-2982 sjpinmt@gmail.com
Vice President:	Mark Smolen	term expires June of 2019	(elected June 4, 2017)
Sec/Treas:	Jerry Southwood	term expires June of 2018	(re-elected May 15, 2016)
Board Member:	Dorothy Peterson	term expires June of 2018	(re-elected May 15, 2016)
Board Member:	Danielle Roland	term expires June of 2017	(re-elected June 14, 2015)
Board Member:	Stephanie Hansen	term expires June of 2018	(elected May 15, 2016)
Board Member:	Gerry Berendt	term expires June of 2019	(elected June 4, 2017)
<u>Architectural Committee:</u>	Sheila Potkonjak, Jerry Southwood, Dorothy Peterson, Jim Boyette, Gerry Berendt, Karla Smolen		

May Workday: Our Spring clean up day was held May 20th. Thank you to Gerry Berendt for managing this work day. Latigo residents Alex Boyd, Gus Martel, Chad Leslie Stephanie, Dan and Abby Hansen worked on trimming up Latigo and the emergency exit from Latigo to Pommel.

Pommel and Ranch Rd. residents Gerry Berendt, Jerry Southwood, Mark and Karla Smolen, Jim Hansen, Sheila Potkonjak, Charlie Martin and Dave Mulchaey trimmed up Pommel Dr. and did some major brush and tree trimming down Ranch Rd. to Hwy 35. Jerry Southwood mowed the last section of the emergency exit and Mike Potkonjak mowed the common area at the top of Pommel.

Maintaining our neighborhood is not just a once or twice a year job. The road edges need to be mowed every two weeks, the emergency exit from Latigo is constantly in need of mowing, it seems. If you see an area that needs to be mowed, please notify a Board member. We are happy for your help in maintaining our subdivision. It takes all residents to help keep our roadway shoulders and common areas mowed so we do not find ourselves having to hire someone to do our maintenance work!

Thank you to Doug Averill for filling the washed out curve of Ranch Rd. near Latigo with gravel. Looks great and provides the supporting edge this road needs to keep from crumbling.

Annual Meeting: Our Annual Meeting was held on June 4, 2017. Please see the attached minutes for updates.

Road Work: There was discussion at our Annual Meeting about the potential of using "millings" along the shoulders of Ranch Rd. in hopes of increasing the longevity of our roads. However, after further research, The Board voted to spend our money on asphalt instead.

On June 21, 2017 a two inch asphalt overlay was completed at the curve below Sunrise Rock Lane on Ranch Rd. This was an area that was deteriorating quickly and much of it was in complete alligator

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state. Ranch Rd. was widened to nearly 24 feet and the south edge of the road was reinforced with 3/4 inch crushed gravel. The HOA spent \$13,550.00 for this approximately 9,000 square feet of asphalt overlay. Additionally, there were six "cut and patch" areas completed for an additional \$1,000. The gravel cost \$250.00.

The HOA is responsible for all maintenance of our roads, while Quarter Circle continues to own the "base" of the roads. This year we have asked for financial assistance from the Sunrise Rock Lane residents, Saddlehorn and Quarter Circle as they all drive this section of Ranch Rd. Traditionally, the Sunrise Rock residents do contribute for road maintenance and snow plowing maintenance.

The Board hopes you enjoy your improved drive on Ranch Rd. We are excited to be making improvements and anticipate continued improvements each summer.

Fire Hydrants: Please clean areas around your closest fire hydrant to keep it weed free and accessible in the event of an emergency.

Fireworks: Please remember that fireworks are prohibited in The Ranch subdivision.

The Ranch HOA Board

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Ranch Homeowners Association Annual Meeting
Sunday June 4, 2017 at 2:00 pm
Bigfork Middle School Cafeteria

Attending: Sheila Potkonjak, Jean Randall, Danielle Roland, Mark Smolen, Jim Lafferty, Karen & Charlie Martin, Bob Wolfe, Gerry Berendt, James Boyette, Jim & Sue Hansen, Nan Grauer & Alex Boyd, Jerry & Jeanne Southwood

Absent Board Members: Dorothy Peterson was traveling home from Billing and Stephanie Hansen was working.

Sheila welcomed, introduced all present and thanked everyone for coming.

Minutes from 2016 HOA Annual Meeting were approved (Mark made motion and Bob seconded)

Financial information was handed out. Chrysler/Gordon prepared/filed tax return.

May 20th work day - see annual meeting agenda for details.

Snowplowing report-Mark Smolen gave very detailed report about past season. Contract was for 50 visits and 48 were used. Big year for snow, ice and long season. Mark worked with Charles, our snowplower, during the season making adjustments as conditions changed. In the future Mark has worked out a two year deal with Charles. Changes were made for product to be used on roads, will use 5/16" product which is what the county uses. Two year contract will be at a base cost of \$11,000. Charles will be purchasing a new blade which should help with berm issues. Homeowners will still be responsible for driveway berms.

Snow removal resolution was discussed. Keeping main roadways, fire hydrants and electrical boxes clear is necessary. Vote of members attending annual meeting was 9 in favor and 2 opposed.

Road Report – 2017 dues increase was designated for major road repairs. Chris Roberts (Danielle's husband) with LHC has made a suggestion about using millings from Bigfork High School parking lot as a possible partial solution in certain areas. The Board has approved expenditures of \$6k for milling and \$2k for patching projects. Final areas and dates pending. Gerry asked about asking new Saddlehorn owner and Doug Averill contributing. Sheila is attempting to contact the new Saddlehorn owner. Also, a letter will be sent to Sunrise Road homeowners asking for a contribution. Several Sunrise Road homeowners did contribute during 2016. Sheila reminded everyone Doug Averill owns the HOA roads but the homeowners are responsible for maintaining the roads.

Water problem on Ranch Road just past the Ranch/Pommel split. Road flooded this past season. It was noted that the HOA has many places for road maintenance.

Elections: Mark Smolen was elected Vice President and Danielle Roland and Gerry Berendt were reelected to the board. No changes to the Architectural Committee.