

Buckhorn Ranch Association

Meeting Minutes

Board of Directors Meeting September 15, 2010

Location: Ben Somrak Residence, Buckhorn Ranch

Meeting Called to Order at 5:00 PM

- a. Present were Ben Somrak, Channing Boucher, Trevor Maltby, joined by HOA member Grant Bremer

1<sup>st</sup> Order of Business.

- a. Reset Annual Meeting HOA Meeting date to October 30, 2010 at Skyland Lodge meeting room.

2<sup>nd</sup> Order of Business.

- b. New Fire Station at Buckhorn and concern over design review guidelines compliance. Ben Somrak assured the Board of Directors that the Fire Station passed the Buckhorn Design Review Board guidelines.
- c. Grant Bremer suggested better exterior light fixtures be added to the Fire Station.
- d. Ben added the new fire station will be home to two (2) wildland fire fighting trucks.
- e. Ben added that the road damage to S. Avion Drive in front of the Fire Station will be repaired by builder.

3<sup>rd</sup> Order of Business.

- f. Ben Somrak made a motion to appoint Grant Bremer to the Design Review Board. Channing seconded the motion.
- g. Ben Somrak made a motion to remove Sam Walsh from the same Board.
- h. The Design Review Board now consists of Ben Somrak, Trevor Maltby, Nancy Olson and Grant Bremer.

#### 4<sup>th</sup> Order of Business.

- i. 324 N Avion. The Jeffery House. This home was destroyed by fire in 2010. The Board wants the Jeffery's to clean up their land and remove the garbage, construction debris and building materials stored on the parcel. The Board discussed keeping the Jeffery's Security Deposit monies and using the money to pay someone to clean the property up on the Jeffery's behalf.

#### 5<sup>th</sup> Order of Business

- j. Lacy's Ditches
  - i. Discussion about Lacy's Ditches arose again. Ben spoke with Bill Lacy again about Lacy's ditches overflowing in certain locations around the subdivision. It occurs when Lacy shuts off his headgates. Water flows up and around the headgates and spills into open spaces and the M2 neighborhood.
  - ii. According to Ben, Lacy told Dick Landy years ago, prior to Brookside being developed, that Lacy's ditch runoff will seep into the ground as well as breach the headgates. Lacy advised Landy to build berms and take other measures to avoid problems with the ditch water.
  - iii. Grant Bremer suggested a culvert/berm solution to keep Lacy's ditch water out of the neighborhood.
  - iv. Ben suggested we add the Ditch Issue to the Annual Meeting agenda. The item was then added to the agenda.

#### 6<sup>th</sup> Order of Business

- k. Utility Depth, Lake Ridge Drive Issues
  - i. Grant Bremer advised the Board to look into the infrastructure problems at Buckhorn. Specifically, the depth of the utilities along Lake Ridge Drive. He said "shallow utilities" need to be at least 30 in. below grade. He also said that when a new home

is built along this road, it is very easy to cut through the utility lines.

- ii. Ben Somrak and Grant Bremer suggested we look into getting the HOA legal protection from issues arising from infrastructure problems. The Board would like to ensure that damaging infrastructure during a build out is the responsibility of the individual homeowner.
- iii. Grant wants this issue added to the Annual Meeting Agenda.

#### 7<sup>th</sup> Order of Business

##### I. Road Repairs

- i. Ben told the Board that repairs to damaged chip sealing on Buckhorn's Roads shall continue during September.

#### 8<sup>th</sup> Order of Business

##### m. HOA dues restructuring and budgets for each filing

- i. Currently, dues for Filing 1 and 2a are \$25/month and Filing 2b dues are \$15
- ii. Ben thought it would be appropriate to settle on one HOA fee rate for ALL owners at Buckhorn.
- iii. Ben also suggested that we combine both Filing's budgets into one budget for the entire Association.
- iv. Channing suggested we add this item to the Annual Meeting Agenda.

#### 9<sup>th</sup> Order of Business

##### n. Voting Rights and Delinquent HOA Dues

- i. Channing reminded the Board that in order to vote at the Annual Meeting, Association members must be current on all Dues payments.

## 10<sup>th</sup> Order of Business

- o. Water Availability and Fee Structure
  - i. Channing suggested we get Beth Appleton, BRA Attorney, to contact Dick Land regarding sourcing a Water Rates and Fee Structure Policy from Dick's East River Water Company. (We don't have one)

## 11<sup>th</sup> Order of Business

- p. Plowing Contract for Winter 2010-2011.
  - i. Ben Somrak is heading up this item. He has contacted both Lacy Construction and Parker Construction.
  - ii. Grant pointed out that we should establish new rules for snow plowing including a schedule, snow pole installation, cones and that we should block non-plowed roads like Lake Ridge until well past the Spring runoff.

## 12<sup>th</sup> Order of Business

- q. Ranch Manager Hire
  - i. The Board discussed the hiring of a Ranch Manager at Buckhorn.
  - ii. The position would be part time, most likely
  - iii. Duties shall include monitoring ditches, monitoring snow plowing, dealing with Noxious Weed Mitigation (application of herbicides etc)
  - iv. The Ranch Manager Discussion will be added to the Annual Meeting Agenda.

## Last Order of Business

- r. Stallion Park
  - i. Channing suggested we contact Heather Connor, property manager for Stallion Park to learn about the rental rates being charged.

- ii. Ben suggested we approach Landy on where the HOA dues from Stallion Park are going. We don't collect dues from Stallion Park and don't know where the money is.
- iii. Ben suggested the Board enforce the rights of the DRB to levy fines on Stallion Park owners/renters pertaining to garbage, storage of vehicles and RV equipment etc. in and around Stallion Park.

Meeting Adjourned at 7:15 PM.