

## BUCKHORN RANCH HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 9<sup>th</sup>, 2011 10am  
Skyland Lodge meeting room

### In Attendance

Ben Somrak - President  
Trevor Maltby – Vice President  
Morgan Weinberg – Secretary / Treasurer  
Beth Appleton – Association Attorney  
Wendy Chatham – Association Bookkeeper

Richard Landy, Jerelyn Gott, Shirley Saunders, Molly Minneman, Sally Hall, Mike Rock, Mindy Sturm, William Munholland, Grant & Julie Bremer, Geary Grantham (proxy for Jan Grantham), David & Jane Brennan, Marc Solari, Sharon Gentry, Ray Hawkins, Nancy Olsen

The meeting was called to order at 10:02 and quorum was achieved.

### **President's Report:**

Mr. Somrak stated that Appaloosa Lane and Lake Ridge were closed for the winter for the second year in a row to save on snowplowing expenses, since no one is currently living there. This created a significant savings for the Association. Mr. Somrak has been working closely with Lacy Construction and they have been doing a great job of keeping the roads clear of snow.

### **General Update from Association Attorney, Beth Appleton:**

Ms. Appleton and the Board recognize there is an issue regarding the chip and seal of the roads in 1&2A. There will be communication from the Board in the form of either a special meeting or a written mail-in ballot. It was noted that there are a few lots in 2B that this affects and they will be included as well. Mr. Bremer stated that he is opposed to a special assessment for 2B to chip and seal those roads.

Mr. Landy has applied to lift the deed restrictions on the Stallion Park units. The Board has walked the area and made a list of conditions that need to change before this could be approved.

Design Review Guidelines will be reviewed this fall.

The Jeffery's house that burned down and boarded up will be an issue that Ms. Appleton will be working with the Board to resolve.

Ms. Appleton will work with Ms. Chatham in filing liens on the properties.

Mr. Bremer questioned the Association's insurance rider for the irrigation ditches. Ms. Appleton will investigate the liability and responsibility of the irrigation ditches. Mr. Landy noted that Lacy Construction was supposed to be an additional insured.

**Financial Report from Wendy Chatham, Association Bookkeeper:**

Ms. Chatham reported the Association is in a strong financial position. As of July 9, 2011 there is \$33,731 in the 1&2A bank account and \$66,438.00 in 2B. Total accounts receivables is \$37387.40 which Ms. Chatham noted homeowners dues are due July 20<sup>th</sup> and therefore receivables are high at this point.

2010 budget overview for 1&2A: There were overages in the accounts of fence, legal, and property taxes. Savings in landscaping, ranch manager, road maintenance, and snow removal.

2010 budget overview for 2B: There were overages in the accounts of fence, legal, property taxes and utilities. There were savings in the categories of landscaping, ranch manager, road maintenance, and snow removal.

Discussion ensued regarding the proposed budget for 2012. Mr. Bremer questioned the \$2200.00 proposed for road maintenance for 2B and felt this was deficient. It was also questioned whether the new fire station was paying dues. It was confirmed that they currently are not. Mr. Maltby will address this at their next board meeting.

Mr. Munholland questioned if road signage would fall under road maintenance. It was concluded that new signage would most likely be paid for as a capital improvement from the settlement money, however sign maintenance would fall under this line item in the future.

Mr. Somrak noted the Ranch Manager position has been eliminated from the budget at this point. The Board feels there is enough pride of ownership at Buckhorn that there isn't a need at this time.

Motion: Mr. Rock made a motion to adopt the budget subject to increasing the road maintenance line item to \$5,000.

Mr. Brennan: Seconded

**Stallion Park Update:**

Mr. Somrak informed the general membership that the Board of Directors have walked the property and have made a list of concerns that need to be addressed. The Board realizes lot appearance is an issue at Stallion Park and will be working closely with Mr. Landy to get the building materials and other general debris cleaned up.

**New Business:**

Ms. Hall questioned whether the Association has a policy concerning renters. She noted that renters aren't as concerned with lot appearance and other issues as much as the homeowners themselves. It was noted that there is currently no policy in place and it should be the homeowners' responsibility and not an association issue.

There is roughly \$310,000 in settlement money that is specifically designated for appearance and/or improvements and enhancements. The previous settlement committee has resigned and the Board is seeking 3 new nominations for these positions. These nominees will be subject to Board appointment. The nominees are as follows:

Craig Hall  
Bill Munholland  
Mindy Sturm  
Nancy Olsen

It was discussed that there is a lot of work involved in this committee and perhaps if this was a paid or stipend position it would make it more attractive to a candidate. Ms. Appleton will look into the possibility of the committee people being paid as well as the Board of Directors. If anyone is interested in being on this committee, please contact the board. Ms. Chatham will post contact information for the Board on the website.

Bart Laemmel from the Office of Resource Efficiency (ORE) gave a presentation on their new Energy Smart Program which makes upgrading your home simple and affordable. Start saving money, increasing comfort and improving the place you live. Visit <http://www.resourceefficiency.org/energysmart-homes> for more information. You can also contact Bart, the Home Energy Advisor to sign up: [bart@resourceefficiency.org](mailto:bart@resourceefficiency.org) or 970-641-7682.

Morgan Weinberg's position on the Board of Director's is expired. Discussion ensued regarding the necessity of written ballots if the position is uncontested. A written ballot will be issued to the general membership if Ms. Appleton determines if this is necessary after researching this issue.

Motion: Mr. Bremer made a motion to re-elect Mr. Weinberg to a 3 year term.

Mr. Rock: Seconded

Mr. Weinberg was re-elected unanimously

The meeting was adjourned at 11:21am.