

BUCKHORN RANCH HOMEOWNERS ASSOCIATION

October 30, 2010 10am
Skyland Lodge meeting room

In Attendance

Ben Somrak - President
Trevor Maltby – Vice President
Beth Appleton – Association Attorney
Wendy Chatham - Bookkeeper

Richard Landy, Jerelyn Gott, Christopher Meyer, Chuck & Shirley Saunders, Molly Minneman, Teddy Connor, Blayne St. James, Sally Hall, Mike Rock, Mindy Sturm, Bill Munholland, Grant Bremer

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

President's Report:

Mr. Somrak stated it has been 11 months since the new board was elected and we have been working on a multitude of items to include:

Hiring of new Association Attorney, Beth Appleton.

Construction of a new fire station, and Mr. Somrak encourages homeowners' to check with their insurance companies for the possibility of policy savings.

A special assessment was collected which puts the association in a good financial position and makes the association more attractive to potential buyers.

FHA Documents and amendments:

There was a vote of the general membership for the amended and restated affordable housing deed restrictions as required by the FHA. In addition, there was a vote for raising the average median income at Stallion Park from 100% to 150%. Both of these votes passed 154 to 4.

Discussion of Membership dues and merging of accounts:

Mr. Somrak presented the idea of merging both bank accounts to facilitate with budgeting and financials. He also proposed that dues be a uniform amount of either \$15.00 or \$20.00 for all property owners in all filings. Since filing 1&2A has been charged higher dues, they would be able to create a special reserve account to use as desired such as additional landscaping for the neighborhood. It was commented that originally 1&2A was to use their extra income for the roads, however with all the litigation the reserves aren't nearly what they should be to pay for paving. It was decided that the discussion would be tabled for now and Beth Appleton would work with David Baumgardner to decide about developer responsibility.

Road Plowing Updates:

Lacy made significant damage to the roads and has agreed to repair them at his own expense next summer. Mr. Somrak also mentioned that Appaloosa Lane and Lake Ridge will be closed for the winter to save on snowplowing expenses, since no one is currently living there.

Security Fence around Airstrip:

It was proposed there be a fence prohibiting access to the airstrip as this is a liability for the Association. It was also suggested that perhaps a sign would suffice. There was some discussion concern the migration of wildlife and the possibility of crossing homeowners' property. Richard Landy volunteered to be on a committee to see what the ramifications are. Mr. Bremer said the irrigation ditches are a big liability for the association as well. Ms. Appleton will investigate the liability and responsibility of the irrigation ditches.

Garbage, Debris, Trailers, and general mess around homes and Stallion Park:

Mr. Somrak informed the general membership that the board of directors is working with the attorney on the enforcement of lot appearance in Buckhorn as well as Stallion Park. In the future, these rules will be enforced more strictly.

Presentation of Budget:

Much discussion ensued concerning the delinquent dues that were owed and the best way to collect them. Ms. Appleton will work with Ms. Chatham in filing liens on the properties.

Motion: Grant made a motion that dues that were unpaid for 3 months are subject to a fee of \$50.00 per month until said dues are paid.

Mike Rock: Seconded

Motion passed

The proposed 2011 budget was voted upon and approved.

Discussed of Snow Fence at South Entry Curve

Mr. Somrak presented the idea of a snow fence at the south entry curve to see if there was any interest in the idea. Mr. Bremmer commented, for it to work, it would have to be placed on Allen's property or it would shed snow onto the road. It was also stated that this might save on snowplowing expenses. The board will look into the cost of this endeavor.

Mr. Somrak has a job description for the newly created position of Ranch Manager. This person would work 1-10 hours per week and among other duties, would possess a truck with a plow in order to maintain snow drifts.

Ranch Improvement Ideas:

There is roughly \$310,000 in settlement money that the committee is developing a plan to use. The designation specifically states it is to be used for appearance and/or improvements and enhancements. Mr. Somrak stated he has had several negative comments concerning the signage at Buckhorn and perhaps a portion of the money could be used there. Mr. Somrak urged the membership to forward suggestions to the committee, Bob Santangelo, Peter Nichols, and Channing Boucher.

New Business:

The board informed the homeowners there was an agreement with Steve Guerrieri to split the cost of a fence between his property and Buckhorn. The board agreed to \$7500.00 and the total expense thus far including labor and materials was \$5000.00. A small additional amount may still be needed at some other point according to Mr. Guerrieri.

There were questions raised as to the future of the house that caught fire and was substantially burned. Unfortunately it may remain in that state for quite a while. Ms. Appleton suggested it be roped off since it threatens to be a liability for the association as an 'attractive nuisance.

There were several suggestions of spending the settlement money on a new playground and perhaps relocating it to a more accessible area. Members were encouraged to present ideas and suggestions to the committee.

The next annual homeowners meeting will take place Saturday July 9, 2011.

Voting:

Mr. Somrak nominated Trevor to a 3 year term. Trevor was re-elected unanimously.

The meeting was adjourned at 12:10 pm.