

Minutes From the Lonesome Dove Ranch Homeowners Association  
Fifth Annual Meeting  
July 28, 2006

Paul Straszewski called the meeting to order, at 2 P.M.  
The first order of business was the roll call:

**Association Members in Attendance:**

Tom & Paula Hardeman  
Jack & Barbara Anderson  
Richard & Linda Anderson  
Paul & Julie Straszewski  
Jay McQuillen  
Mike McNulty  
Tom Trucinski & Phyllis Bingham  
Ralph Gaughan  
Karen Brown & Todd Fedoruk

**Fire Safety Presentation**

Guest speaker was Shawn Christensen, fire chief of the Ennis Fire Department and John Husard. They set up a very nice display for our meeting and had several pamphlets to hand out. He says the response time is under ½ hour. They have 15 men and 5 trucks. If the fire is bad they can call on the surrounding fire departments too. He said there have been 3 fires on our bench in the past 11 years. The drought years don't make much fuel for a fire, but this year we had a pretty good growing year, which made a lot of fuel. He said a fire would be 3 to 4 time the height of the fuel. He suggested having a green zone of 100 feet around your buildings. He said open spaces under porches catch embers. He suggested stone around the base of your homes instead of something burnable. John talked about plantings that might be more fire resistant and trimming trees up so fire can't get to the branches. He also said that there are contractors who specialize in fire protection. He also stated that there might be a grant to help pay up to 75 % of the cost to help make your homes more fire resistant. He also stated that there was a pilot project in North Meadow Creek 3 years ago.

For tips on fire protection, he suggested we go on the web to [www.firewise.org](http://www.firewise.org).

Shawn suggests that if you are building or remodeling, to consider fire resistant products like cement siding and fire retardant or metal roofing. Jay wondered if there would ever be a fire station in the Cameron area. Shawn said they have some long range plans to have more stations, but they need more funding. Shawn said that we need more tanks like the one at our Entrance, a 10,000-gallon metal cistern. Mike suggested that we get another tank for the back section. Shawn suggested 4 or 5 more. Sphinx Mountain does not have any tanks. He said Pronghorn Meadows has 6 concrete tanks. He said it is not mandated that new subdivisions have tanks, but he recommends that they do.

Shawn said we should check our tank every once in a while to make sure it is full. He said it is a steel tank and will eventually rust. He suggested that each homeowner could have individual tanks on their own property.

Paula wanted to know if there was any funding to establish these tanks and Shawn said he did not think so. A question was asked about how far to plant trees away from your house. He suggested 50 feet at a minimum. He also said to trim big trees up at least 6 to 8 feet from the ground. They had literature on fire resistant plants for people to take. He suggested using stones around the houses and plantings.

He suggested that we keep our roadways mowed and sprayed.

Questions were raised about above ground propane tanks. Shawn said that underground tanks are a lot safer.

Shawn said that the Ennis station is the closest to our subdivision. This station covers 510 square miles.

Shawn said there is a program called CERTS for people that want to volunteer to assist in times of disasters. They give you training on search and rescue, medical, fire and earthquake. Your name goes into a county database and if there is a large-scale disaster you might be called on to help. The person to get in touch with if you are interested is Linda Fishner, lab tech at the Ennis hospital.

Paul asked for a round of applause for the fine presentation that Shawn and John had.

## 2005 Minutes

Paul Straszewski asked for the 2005 minutes to be read. Linda Anderson read the minutes from the Fourth Annual LDRHA Meeting on July 29, 2005. Jay McQuillen called for approval of the minutes. Paul Straszewski seconded. All were in favor. The minutes were approved.

## Financial Report

The financial report was presented by Paul Straszewski. He stated that we had an outstanding balance of \$550.00 from unpaid dues. He said our association is doing OK. He went through the profit and loss statement and explained the income and expenditures. Paul also talked about the 2007 budget. He explained that we are not going to use a lawyer for decisions in the association. The directors will be making the decisions and if people disagree there will be discussions. Karen Brown and Todd Fedoruk said they would be donating their services for the newsletter. Paul talked about the Special Road Fund. He said we had to use \$500.00 last year and this year out of that fund. So he

thought we might need to raise our lot dues to help cover expanding expenses. There were questions about the insurance that the association carries. Mike McNulty questioned if we need this insurance. It was explained that the insurance covers everyone, not just the officers. Jay called for the 2007 budget to be approved. Mike seconded. The vote for approval was unanimous.

### Architectural Report

The architectural report was presented by Tom Trucinski

- Tom & Paula Hardeman of Lot #6-Sec. 27 submitted plans to install fencing, build a small shed and build a large shed/garage. All their plans were approved. All their projects are finished.
- Jack & Barbara Anderson of Lot # 7-Sec. 35 submitted plans to build a small shed, put dormers and false chimney on their house and install a copper weather vane on the roof of their house. All their plans were approved. All their projects are finished.
- Laney & Rhonda Cutshaw of Lot # 4- Sect. 27 submitted plans to build a Jack-leg fence and build screening around their propane tank. All their plans were approved. All their projects are finished.
- Benny Orr of Lot # 5- Sect. 35 submitted plans to build a Jack-leg fence and build screening around his propane tank. All his plans were approved. All his projects are finished.
- J.T. Tait and Melanie Bullock of Lot # 16- Sect.27 submitted plans to build a log house and garage and post/rail and post/wire fencing. All their plans were approved. They have finished their perimeter fencing. They have not yet started their house.
- Paul & Julie Straszewski of Lot # 20-Sect. 35 submitted plans to build a pole barn. Their plans were approved. They have not yet started their building.
- Bill & Dana Fenn submitted plans to install new barn doors, paint existing barn to match house, add 2 decks and fence their propane tank. Their plans were turned down as submitted for color reasons. He was given "conditional approval" to start

his project as long as he stays within the covenants. They have not yet started their project.

### Election of the Directors

Paul Straszewski and Mike McNulty were up for re-election. Dick Anderson and Tom Hardeman were running for the new director seats. Paul asked for any write in nominations. None were announced. Ballots were handed out. Votes were counted by Paula Hardeman of the election committee. There were a total of 37 votes. Since all the candidates got the same number of votes, Dick Anderson and Tom Hardeman decided to take the two year terms and Paul

Straszewski and Mike McNulty took the three year terms. Paul says next year there will be only one person up for election and then the next two years after that there will be two people up for election.

Paula Hardeman and Dom Rovito were appointed to the Architectural Control Committee. Continuing on the Committee are Jack Anderson, Mike Mellows and Tom Trucinski (Chairman), bringing it to a total of five members. There was discussion on having an appeal process if your plans are not approved by the Architectural Control Committee. It was suggested that an appeal process be developed whereby appeals to ACC rulings can be presented to the Board of Directors.

Paul Straszewski was appointed president, Dick Anderson, vice-president and Linda Anderson, secretary/treasurer.

### Engineering Committee

Dick Anderson presented the report. He stated that in April, Harry Liss of Dirt-E-Harry, Inc. was given the bid to grade the main road in our subdivision. He graded 3.1 miles of road at a cost of \$3000.00. Dick said he thought Harry did a fine job.

Dick also stated that they had to replace the road sign for Hippie Lane, as it had been stolen. They are also in the process of installing speed limit signs. The posted speed limit is now 25 MPH. Dick stated that if everyone would not exceed 25 MPH, our road grading would last a lot longer. He said if anyone is having any work done, could they ask their contractors to obey the speed limit. He said also that the contractors are not being careful with their garbage and refuse. Things are getting blown around in the subdivision.

He also said, that we need to tell the cement truck drivers that they cannot dump any cement that is not used in the subdivision road ditches. If cement is dumped in the road ditches, it makes it hard for the road grader to his job right and also it is very unsightly.

Paul suggested that a letter be drawn up to be sent to all the cement companies in the area, that dumping of any concrete in the ditches or anywhere else in the subdivision, will

not be allowed. Additionally, each individual lot owner is responsible for the actions of their contractors and workers.

Paula Hardeman wondered if a road impact fee would be possible for people that are building. Todd Fedoruk suggested a Capital Fund for road maintenance that everybody pays into and over time builds up and can only be used for the roads.

Tom Trucinski had some complaints about the road past the cattle guard. He said the further back the road, the worse the road got.

Mike McNulty suggested that maybe we could get the grading done cheaper.

Dick said that for what we have in the road, he thought that Harry did a good job. If we had more money we could have a super highway. He said that it is getting harder to find anyone that even wants to put in a bid to do our roads.

Jack Anderson wondered if next year the side roads could be done. Paul stated that next year the side roads where someone lives or will be building, would be graded.

### Land Management

Jack Anderson presented the land management report. He stated that the banks of the road should be mowed rather than spray killed. Without any vegetation, the banks would wash and you would get a lot of weeds like the Russian Thistle growing there. Jack recommended that we spot spray the Russian Thistle and mow the rest. He thought that Rubin Briggs did a great job last year with the spraying. We had a lot less Russian Thistle than the year before.

### Unfinished Business

#### Web Page & Newsletter

Paul said we wanted to thank Karen Brown and Todd Fedoruk for their time and effort putting the newsletter and web page together. Todd wondered why we only got one response to the cattle grazing issue. Paul explained that the deal fell through. He could not find anyone else to try it. Paul said it would be nice if we could send the newsletter out to people over the internet instead of mailing it. Todd said they were getting quite a few e-mail addresses but not enough to eliminate the physical mailing of the newsletters. Another appeal will be placed in the upcoming newsletter for more e-mail addresses.

### Fire Danger-Grass Cutting

Paul stated that he had a bid to cut the grass along all the roads in the subdivision for \$450.00. He asked for a vote to approve the bid. Jack Anderson made a motion to approve the mowing. Paula Hardeman seconded. Show of hands was unanimous in favor of the mowing. The motion was passed.

### New Business

#### Bridge

Mike McNulty was asked to give a report on the bridge. He said the reality of it is that it is going to be very difficult to make the path and put the bridge across the ditch. The slope is so steep that it makes it almost impossible to do. The bridge itself will cost \$3700.00. He said we might have to put in steps instead of a trail. Jack Anderson stated that even after you get across the ditch you can't get to the river easily. He said he thinks you are just fooling everybody. Mike says it is do-able. He said the ditch people are hard to work with. They are worried that something will happen to their ditch.

Tom Trucinski asked about where the people are going to park their cars. Mike said they can park along the road. Jack said it is a long way across to the river. Mike said the slope is going to be a problem staying within the 15-foot easement. Paula Hardeman wondered if the original developer should be responsible for putting in the path. Mike said it is in the covenants that the homeowners are responsible to build the trail.

Paula also stated that she thinks it will cost a lot more than originally projected. It was suggested that Mike could let the path come over onto his lot, which bounds the right-of-way. He said that would be something he would have to look into. Paul stated that it is an ongoing project. Paula wanted to know that there won't be any expense until all the plans are done. Paul said that there wouldn't be. Mike said there will be drawings and plans, etc. Tom Hardeman said it is not right to make everybody think they can use this trail if only 2% of the lot owners are physically fit enough to make the trek to the river. It is not a leisurely stroll. He thinks we ought to be up front with the lot owners before we ask them to pay for this trail. Jack Anderson suggested that there be a lot more research into this before we get serious about getting it done. Paul suggests we put pictures and explanations in the newsletter to inform people on the progress of the trail and bridge. He says we also have to get our plans approved by the ditch people. Mike says he thinks the bridge and trail will increase our land values.

### Next Year's Meeting

Next year's meeting has been scheduled for SATURDAY July 28, 2007 at the Conference Center at El Western Motel.

### Adjournment

Paul Straszewski thanked everyone for all the work they put in on the last years business; Dick Anderson - roads, Jack Anderson - weeds, Julie Straszewski & Barbara Anderson - baked goods, Linda Anderson - secretary, Karen Brown & Todd Fedoruk - newsletter & website, Tom Trucinski - first year as Chairman of the Architectural Control Committee.

Paul was thanked for his efforts as president. Mike said how he was proud to show people our website.

The meeting was adjourned by Paul Straszewski.