

Lonesome Dove Ranch

HOA Annual Meeting Minutes

July 27, 2019

President Glen Schroeder called the meeting to order at 2 pm. Introductions went around the room with the following property owners in attendance:

Glen and Jean Schroeder	Dave LaClair
David and Laurie Bales	Craig Shirey
Paul and Julia Straszewski	Tom and Paula Hardeman
Rhonda and Laney Cutshaw	Andrew and Mathew Chicol
Bill Mead	Frank Murphy
Art Behar	Steve Shifflett

Trudy Hammond

Secretary's Report – The meeting announcement and proxy forms had been sent to all property owners well in advance of the meeting. In addition to those property owners in attendance, 16 proxy ballot votes were returned and a meeting quorum was achieved and noted. The meeting material also requested contact information changes, agenda items, volunteers for officers, or committees. As a result, there was only one agenda item requested and there were no volunteers for any position or committee. Overall, there was a relatively poor return of RSVPs and proxy ballots. It was suggested that this information could be sent and returned electronically for a cheaper and better response rate.

Only one new property transfer was noted with Lot 28 of Section 27 being transferred to Brad Terrell towards the end of May.

Treasurer's Report – Glen Schroeder gave the Treasurer's report in Phil Hammond's absence. The current balance is \$18,700 with all annual dues returned and no outstanding balances. The annual expenses for the year totaled \$15,392 and detailed summary was given. No significant increases in routine expenses are anticipated for the upcoming year and an increase in dues is not warranted.

Architecture Control Committee – Only two plans had been submitted and they were approved.

Old Business –

Our new accountant is Christy Lyons who prepared the HOA taxes.

Mail box platform has been installed and is well used. An addition was necessary and there is additional room for expansion if necessary.

Dust control measures such as magnesium chloride treatments were investigated but none were found to be acceptable. Dust will continue to be an issue for those living adjacent to the main roads until drivers adhere to slower speeds.

Gate at the entrance – contacts with a professional installer indicated that an electronic gate at the entrance would be very expensive (\$25,000 to \$27,000); too much for the HOA. The need for the gate currently does not justify the cost. A power source is not readily available. Most problems occur during the elk hunting season. The issue was tabled.

Weed Spraying – The occurrence of weeds was noted along the right-of-way. Weeds will be treated including thistle and knap weed. Rocky Mountain will be contacted to do spot spraying where necessary.

New Business –

Road Maintenance – Roads needing maintenance were noted. Some issues were noted with the previous company's performance and cost. Titan will be approached for a bid to do the roads this year as well as Matson. Dave LaClair will meet with David Clark of Titan. Some extra funds are available for road maintenance as a result of the 'in-house' snow removal. All roads will be worked on.

Snow fence and other recognition – Tom Hardeman recognized those who helped install the snow fence which aided in the snow removal efforts, the installation of the mail box system, and other HOA efforts: Paul, Jessie Conner, Andrew and Mathew Chicol, Dave LaClair, Jay Cronner, Steve Shifflett, Cathy LaClair, Craig.

Fiber Optics – Fiber optics will be installed throughout the Ranch by November of 2020. Route maps will be sent to each owner showing proposed plans. Engineers have been circulating through the ranch.

CC&Rs – Covenants were updated and most of the proposed changes were approved; 7 of 9. Penalties were not approved and a change in the number of votes to amend was not modified. Amendments were updated on the website.

New Director - Dave LaClair was installed as a new Director so Cassidy can step down.

Package drop-off – Craig will look into the feasibility of a package drop-off station to reduce delivery service travel on the roads.

Meeting Adjourned