

HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.
BOARD MEETING
AUGUST 18, 2021 – 12:00 NOON
VIA ZOOM

Present: David McEntire
Rusty Johnson
Will Frischkorn
Chip Fudge
Chet Boyce, Toad Property Management

Chet called the meeting to order at 12:04 p.m. and confirmed a quorum. Will made a motion to approve the minutes of the July 12, 2021 meeting. Rusty seconded the motion and it was unanimously approved.

Rusty said he needed to have a well drilled on the downhill side of his driveway and asked for the matter to be added to the agenda and a boundary line adjustment might be needed. Will said he expected to submit house plans to the Association in the next week.

David said after further review of the draft Amended Access and Easement Agreement liability concerns remained. After discussion it was agreed to amend the liability language so all owners on the Ranch would be treated equally and the deletion of one sentence would address that. As a long term project the Board would continue to review the process to make lot line changes so the reservoir would be on Association owned common space and not part of Lot 5. Once the attorney had completed some research on lot line changes the information would be shared with the Board.

Will made a motion to delete the last sentence in section 4.3 of the Amended Access and Easement Agreement. Chip seconded the motion and it was unanimously approved with David abstaining.

David said legal counsel had prepared an extensive Construction Agreement for the reservoir and the Agreement had been accepted by Hearne Excavating. Hal Hearne had been easy to work with and accommodating of changes and delays. Work would start in 2021, a reclamation permit had been obtained and excavation could start as soon as the Exhibits to the Agreement had been completed. Rusty confirmed the Phase 1 work would be \$125,000 and Chet said there was currently \$118,334 in the bank account and no owners more than 90 days delinquent on dues. David said he had spoken to Community Banks and the Bank expressed an interest in advancing additional funds if necessary. Cash flow was discussed at length and it was agreed funds might be a little tight at different times during a quarter but it should be possible to meet all expenses. Additional phases would not be started until funding was available.

David said he would continue to talk to the Bank and Chet would monitor the bank account and follow up if any dues were delinquent.

The County approval process for the size of homes was discussed. It was unclear if the Association would receive a County exemption as the Covenants for the Association permitted a 7,500 sq. ft. maximum house size. Chet agreed to research how to get the Association on the

County exemption list and if necessary the Association's legal counsel would be asked to write a letter to the County.

Rusty explained a well on Lot 1 had failed to produce water and he wanted to drill a well on the downhill side of the driveway on Lot 2. If the well on Lot 2 produced sufficient water the well would serve Lots 1 and 2. If the well only produced enough water for one lot Rusty would go through the process for a boundary line adjustment so the well would be on Lot 1 and an additional well would be drilled on Lot 2. Rusty said the well site and the route for a basic road for the drilling equipment to access the area had been marked on the lot. David agreed to prepare an approval letter for the well to be drilled on Lot 2 and Rusty would come back to the Board if a lot line adjustment was necessary.

Will asked if the website could be used for community building opportunities amongst owners. Will and Chet agreed to review online options to open up communication options between owners and report back to the Board.

David made a motion to adjourn the meeting at 1:10 pm. Chip seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management