

***Saddle Ridge Ranch Homeowners Association***  
HOA Meeting October 23<sup>rd</sup>, 2012 @ 10:00 am  
***Peak Property Management and Sales***  
AGENDA

**Call to Order**

The unofficial meeting was called to order at 10:04 am. A quorum was not established.

**Proof of Notice- 9/28/12**

Proof of notice was acknowledged.

**Roll Call**

Lot 2 & 8- Doug D'Apuzzo via phone

Lot 6- Bruce Keene via phone

Lot 7- Timothy Fretthold proxy given to Doug D'Apuzzo

Lot 11& 12- Hans Helmerich via phone

Lot 14- John Rosen via phone

Lot 16- Jonathan Rose via phone

**Approval of Last HOA meeting Minutes**

John Rose motioned to accept the minutes from the 2011 HOA meeting. Hans Helmerich seconded that motion. It was unanimously approved.

**Managers Report**

**-Weed Mitigation-**

Next year we need to focus on weed mitigation. The town asked us to address the issue this year and we tried. However, there are only two people in the county that do it and they have been booked up all summer. We added a line item in the budget for weed mitigation for \$1,500 next year.

**-Fence-**

The far western portions of the fence and the fence adjacent to the lots have been repaired. We budgeted \$5k for this project and we spent \$3,352. Peak will continue to do the maintenance in the future.

**-New Gates-**

The gate leading to the water facility was destroyed, so we replaced it with a new gate. People are leaving the bike gate open so we had the town put a sign up: "Keep the gates closed at all times".

### **-Cattle Guards-**

We won't need to install cattle guards.

### **-Breem ditch-**

We have been in contact with Mike Dawson regarding this issue. Moon Ridge and Sissy LeVigne have taken over the legal side of the lawsuit and have aggressively opposed the application. Along with Saddle Ridge, Glacier Lily has hired Mike Dawson. We feel that it is not necessary to retain two different attorneys so Mike is representing both parties. Sissy and Moon Ridge filed an appeal issuing the paperwork. There is a conference scheduled for Thursday this week regarding this issue. As of right now, Moon Ridge and Sissy LeVigne are picking up the bulk of the expenses.

### **Old Business**

#### **-Ditch work-**

- The ditch work has been completed from Meridian Lake to our property. We have shared that cost with Glacier Lily and Smith Hill. There was quite a bit of mitigation that needed to be complete.
- This year, with the lack of snowfall last winter, the ditches exposed some problems. With Glacier Lily, Smith Hill and Saddle Ridge Ranch we hired Jay Barton from Hidden River Construction to do work for us. So far the work is progressing nicely. We sent out Jay's estimate this morning for the work that is needed in order to complete Saddle Ridge Ranch's ditches.
- The bid is divided in 3 phases. It would start at the top of Glacier Lily and work westward down to the road.
  - The bid includes digging up grass, debris, fixing coverts and all of the heavy equipment. The first phase, the estimate totals \$2,493.
  - The second phase includes Jay putting in an underground pipe along the fence line on the Northwest side, totaling \$3,875.
  - From the East of Glacier Lily down to the pond there is another estimate of \$3,012.
  - The total of all three phases is \$9,381. If it takes less time and he can do all three phases at once he will credit our account.
- Jay Barton is the most reasonably priced, and does the best work, in a timely fashion.
- J. Rose stated that the board met earlier this month and he recommends that J. Barton does the work.

- David met with the Manager of Smith Hill. As of right now, everything is completed up to the Glacier Lily side of the border.
  - D. Dlugasch thinks we should vote and move forward. It will help quite a bit with the flow of water.
  - We have culverts that aren't working because it's basically eroded underneath. David would like to have a motion to get this approved. It is in the budget as a capital reserve project.
- D. D'Apuzzo stated that we don't have a quorum for the HOA meeting to vote. D. Dlugasch stated that we do have a quorum of the Board of Directors.
- J. Rose thinks if it is something that needs to be done we need to go ahead and complete it.
- Hans would like a map of Saddle Ridge, he fully supports this but he doesn't have a sense of where the ditches go.
- D. Dlugasch will send out a map that outlines where the ditches run.
- J. Rose stated that the ditch system is in terrible condition and recommends that we do the work. The BOD can approve this for general ownership. Rose moves for the board to vote today.
- J. Rosen wanted to know why the ditch in this bad of shape.
  - Oikos has not been attending to the ditches very well; they got too busy and paid little attention to them this year.
    - They did the same thing to Glacier Lily.
    - In the past, the ditches have been flowing, however, this last year it dried up and exposed all of the problems and deposited sediment.
    - The problem extended from Meridian Lake all the way down.
- J. Rosen stated that we shouldn't have differed maintenance.
  - He motions to spend the money to complete the ditch work, and J. Rose seconds it.
- D. D'Apuzzo asked if there is anything else that Peak can see on the horizon for anything other expenses coming out of the capital reserve.
  - D. Dlugasch stated that we have taken care of the fences and the ditches, so we should be in good shape.

### **Financial Reports- 10/18/12**

- J. Rosen wants to know how we could have possibly used \$6,600 of water. Are those usage fees or the tap for the barn? Are we turning the water on in the summer? Do we have a leak?

- D. Dlugasch will get with Joan and look further into this. However, we think that the water company has been charging water usage fees for the barn.
- J. Rosen also wanted to know if we are reducing dues. Or why is the proposed budget less this year?
  - We just need to have Joan take another look at the budget and redo certain line items.
- J. Rose stated that he thinks the access fees are \$800 twice a year.
- J. Rosen wants to know who owes money right now.
- D. Dlugasch stated that G. Habib owes a year's worth of dues plus interest as well as late fees. K. Bafitis was past due but she paid her dues in full.
  - J. Rosen thinks we need to file on George's property to get him to move a little faster. If G. Habib doesn't pay, we will just keep getting further and further behind in our Capital Reserve.
  - D. Dlugasch will contact G. Habib and let him know that the BOD is discussing filing a lien.
- J. Rosen said that we need to batch up and get organized. After we get everything figured out and organized, we need to call another meeting in order to form a quorum.
- It was decided that due to the fact we do not have a quorum; we need to take this offline for right now and straighten out any issues then resubmit another budget.
  - D. Dlugasch will meet with Joan, review and correct the budget and email a corrected budget out.

### ***Updated Rules and Regulations***

The BOD spent some time updating this. Everyone got a copy of the updated Rules & Regulations. There were no objections.

### ***New Business***

We will talk about turning the water on at the barn in the Spring of 2013. The water was not turned on this year because there was no need for it.

### ***Election of Board of Directors***

We don't have a quorum to vote.

Three Vice Presidents and the Treasurer position are up for reelection.

G. Habib cannot stay on the Board do to the dues that he owes.

Hans Helmerich expressed interest in serving on the board and stated that he would make himself available for meetings.

## **New Business**

### ***Condition of Property***

H. Helmerich mentioned that the road is in good shape. There might be a couple of edges where they could put gravel against the edge. Other than that plowing is handled well!

J. Rosen wants to know if the barn is in good shape. D. Dlugasch mentioned that it is in good shape, there is a rodent problem there and that is always a problem, especially this time of year. Peak tries to keep it under control.

D. Dlugasch also mentioned that the parking issues have all but gone away. H. Helmerich seconded that it has gotten a lot better!

J. Rosen stated that if he ever builds a house up there he wants to talk about gating the property. H. Helmerich does not mind either way.

### ***Establish Date for next meeting***

Peak will get back to everyone to establish a date after we sit down with Joan.

### ***Adjournment***