

Saddlehorn Ranch Land Owners' Association Annual Meeting - Minutes, June 7th 2014 5pm

*A quorum was met with a combination of lot owner representatives and proxy statements received by the board.

Treasurer's Report - Kelly Chircop

- There is currently approximately \$62,000 in cash in the HOA's bank accounts. It has been standard practice of the HOA to hold \$30,000 (or approximately one year of basic expenses) in reserve. Over this amount and after the rest of 2014 budgeted expenses, there is an additional \$13,000 of surplus funds. Several expenses were discussed that will utilize some of this surplus, but nothing was agreed upon specifically.
- Four liens were filed this year against properties that were severely delinquent in annual HOA dues.

Architectural Committee Report - Rick Swanker

- Rick gave an update on board's progress with abandoned house construction on Wild Cat Canyon Rd.
 - Owner of property in violation of HOA's CC&Rs has signed a legal document giving the HOA the right to make property improvements. This document further states that the HOA has first lien on the property for any expense it incurs.
 - Options were discussed for moving forward with dealing with this situation and what kind of resources the HOA should allocate at this time
 - The general consensus is that the HOA will first:
 - Relocate the stockpiles of dirt to create a berm to partially screen the structure from the road
 - Organize a neighborhood work day to move all vehicles, building materials, and misc. items
- Rick Simmons volunteered to take the recently vacated seat on the architectural committee.

Weed Control Report - Rick Swanker

- A reminder was given that it is the sole responsibility of each lot owner to control noxious weeds (as defined by the state of Idaho) on their property. Any fines/citations issued by the county for failing to control noxious weeds are targeted at the individual property owner and not the HOA.
- A private contractor has been hired by the board to control noxious weeds on all subdivision roadsides and the two recreation lots. Weed control on the two recreation lots were not budgeted, but most attendees felt the expense was justified and agreed the board should spend the money.

Community Clean-up Day

- A community clean-up day has been scheduled for July 12th 2014. The purpose of the clean-up will be to collect trash from the roadsides and recreation

lots. A sign will be posted at the intersection of Bear Creek Rd and Wild Cat Canyon Rd prior to this day as a reminder. Volunteers will meet at the sign the morning of July 12th. All lot owners are encouraged to participate.

Subdivision Entrance Sign

- The subdivision entrance sign fell over and was lost a few years ago due to old age.
- It was decided not to replace the sign at this point

Roads

- The maintenance of Bear Creek Road has included a biannual application of magnesium chloride (dust guard). The board and road committee chair will research the feasibility of increasing the dust guard application to once per year and the use of other road maintenance prescriptions.
- The bridge at the east entrance to the subdivision may need maintenance and/or replacement in the near future. The road committee chair will investigate.

Swallow Nesting Boxes

- Idaho Department of Fish and Game installed several swallow nesting boxes on one of the recreation lots. The boxes were installed with the help of a local school. The project is geared towards improving swallow habitat and education and will have the added benefit of mosquito abatement.

By Law Amendment (**See below)

- Minor edits to the By Laws, presented by Roy Andes, were accepted.
- The edits added digital methods as an acceptable form of HOA notifications and communications

The Meeting was adjourned by Linda Young, Board President.

****PROPOSED BYLAW AMENDMENT- MEMBERS MEETING,
2014-06-07 SADDLEHORN RANCH LANDOWNERS
ASSOCIATION**

ARTICLE III - MEETINGS OF MEMBERS

**Section 1. Annual Meetings. The annual meeting of the members
hall be held during**

the month of May each year on a date selected by the directors.

Section 3. Notice of Meetings. **Written notice** Notice of each meeting of the members shall be given by, or at the direction of the secretary or person authorized to call the meeting by mailing **or e-mailing** a copy of such notice postage prepaid, no less than 10 days **nor more than 60 days** before such meeting to each member entitled to vote thereat, **sent to each members postal or e-mail address obtained from public records** or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing **or electronic** and filed with **or electronically delivered to** the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of the Lot, **or if the member personally attends the meeting.**