

Saddlehorn Ranch Land Owners Association Annual Meeting – Minutes

June 11, 2016

Meeting was called to order by HOA board president Linda Young at 6:00 pm

Treasure's Report – Jason Chircop

A budget sheet was available for 2016.

A list of landowners behind in their dues was attached. These fees are yet to be collected.

The board wants to keep \$30,000.00 (approximate 1 year expenses) in reserve. There was \$24,000.00 extra in the budget. It was mentioned some of this may be needed for additional road work and the Ray Wallace place.

Road Report-Jason Chircop

Dust guard would be applied in a couple weeks. He is looking at doing portions of Deer Springs Road, Wild Cat Canyon Loop and Bear Creek Road. N. 1000 E. is done every year as it helps maintain a longer lasting road surface.

Jason was told 3 people called or saw Scott Greene and complained about the roads. Scott started without Jason's approval earlier. Jason asked if you have any complaints to contact him and not Scott.

Weed Control Report-Rick Swanker

1 application has been applied to the roadside to kill broad leaf weeds. 1 more will be applied and the 2 community lots will be done later.

Rick feels the service is doing a great job this year. The cheatgrass will be sprayed in the fall.

Rick will get a bid on having the roadside mowed and mentioned this would probably be covered under road maintenance. The board will vote on the need later.

Reminder: it is the responsibility of the landowner to control their weeds on their property.

Architectural Committee Report-Rick Swanker

Nothing much is going on now. A garage and breezeway is being built with the committee approval.

Doug Beauregard mentioned he knew of a propane tank that was being buried to meet the HOA requirements. Tanks need to be buried or fenced in.

Reminder: before making improvements contact the architectural committee.

Inquiries were made about solar power and wind turbines. No answer was given. The size of ground floor requirements and the maximum height of a building was asked. The ground floor requirement is 1000 square feet minimum and the maximum height is 28 feet.

Ray Wallace Place Update-Linda Young

A lawyer is handling procedures of a lawsuit against Ray at this time. The topic on possible outcomes was discussed. No decisions can be made at this time.

Recreational Lots Update-Roy Andes

Roy wrote a Quit Claim Deed for the Dyer's to sign. Linda said it hadn't been received back yet.

CCR'S Committee-Roy Andes

Roy acknowledged the covenants of the existing CCR'S will need to be addressed by 2020. He offered to lead a committee to write an easy to read, up to date document. Randy Corry and Doug Beauregard offered to be on the committee.

Other News

The 2 defunct foundations have been turned over to the lawyer. No info from him yet.

Steve Hochstrasser would like to see the brush debris at the pond left by the Canal Company be removed. It was mentioned maybe the debris could be burned in the pond area later when the pond dries up. People liked that idea and Doug Beauregard offered to help remove it with his tractor.

Anna Beauregard mentioned she has had the website cleaned up and updated.

Rick Swanker said he noticed the road signs looked weak and if anyone had the time to help out by pounding them back in.

The meeting was adjourned by Linda Young, Board president.