

## **Saddlehorn Ranch Land Owners Association Annual Meeting – Minutes**

**June 02, 2018**

Meeting was called to order by HOA president Linda Young at 6:10 pm.

### **Treasurer's Report – Bruce and Cathy Mason**

Cathy didn't have the budget report from the accountant. A confusion about the attendance of Kelly Chircop, our accountant, at the meeting took place. It was later agreed the board would get the budget report and it will be posted on the blog.

### **Secretary's Report – Anna Beauregard**

The eclipse of 2017 went smooth. A wedding held at our place was great...thanks! The defunct foundations are filled in and legal work is done for 2017.

I encouraged people to submit email addresses to me for quick and easy contact. I suggested everyone check out the blog ([saddlehornranchdriggs.blog](http://saddlehornranchdriggs.blog)). This is working out for us at a mere \$36.00 a year. If anyone has info they may like to see in the Newsy Letter 2018 please get it to me by Thanksgiving.

I inquired if we should consider just having snacks instead of a potluck for the annual meeting...MEN all at once said they like the potluck!

### **Architectural Committee Report – Rick Simmons & Doug Beauregard present**

Rick Simmons mentioned there are still above ground propane tanks showing. They need to be buried or screened and this screening needs to be approved by the Architectural Committee first. Future tanks will be needed to be buried due to clarification wording of the covenants.

Gravel, dirt piles from construction sites need to be removed soon. If you modify the exterior of a building you must contact the Architectural Committee. Cathy Mason asked if wood storage buildings need a permit and Rick said yes.

### **Randy Corry Brought Up a Topic**

Trailers in the subdivision. He mentioned Teewinot recently changed their ruling and thought others should go online and read what they have done. In Saddlehorn a previous owner who screened a trailer with a 6-foot fence was brought up. Doug Beauregard mentioned the county may need a fence permit for one over 6 feet. Doug also said he would suggest using a "blanket" discussion when addressing covenants complaints. Trailers, firepits, clothes lines, garbage cans, etc. are all issues and singling out trailers may make a heated discussion. Small talk continued...putting stuff in your own view, being offended by not pretty, should people take trailers to storage units, how many want big rules, etc. and enjoy now.

Steve Hochstrasser voiced he had a problem with a neighbor's trailer located in his view. On a second attempt to voice his opinion Randy said this wasn't the time to discuss the issue. Jim McCane volunteered to act as mediator for the concern.

### **Road Report – Jason Chircop**

Jason did not attend the meeting and no info was available. How bad the roads have been this year was agreed by all with construction vehicles, weather and funding being mentioned. The possibility of having to raise the HOA dues was discussed, the idea of having Jason get a bid to pave 1000 to Wild Cat Canyon and wondering if we could raise the road budget was brought up. Linda Young will talk to Jason.

### **Trail Report – Ed Yeager**

Ed presented a map showing the proposed trail for the subdivision. Ed will get a bid for the recreational lots to be surveyed suggested by Rick Swanker by email. Knowing the boundaries was agreed by many. Doug Beauregard mentioned a section of a small creek would need a bridge and Mary Spoelstra added it should be wide enough for a double child stroller. 😊 Doug gave warning for funding! Rick Swanker also thought Doug, with his Johnny tractor should clear a section of trail by the pond. With pond brought up...a concern of people using the pond that are not land owners of Saddlehorn was discussed. Anna Beauregard said she would check the signage at the entry road and across the pond then report to Linda Young. Checking what was needed to be legal was questioned by Roy Andes.

### **Noxious Weed Report – Linda Young representing Rick Swanker and Herself**

Linda had wonderful little weed identification booklets as handouts. She spoke about the importance of removing noxious weeds and read a bit from an article from a newspaper. Linda emphasized the need to kill Canada and Musk thistles and Cheat grass. Cheat grass is a known fire hazard. She had samples in a baggy of the weeds. 😊 Landowners are responsible for weeds on their property. Linda relayed from Rick Swanker a new company will be doing the subdivisions roadsides and recreational lots this year.

### **CC&R Update – Roy Andes**

The new information for the covenants has been posted for months on the blog. He has not received any online feedback. Roy, Doug Beauregard, Randy Corry and Steve Hochstrasser worked to not change content but clarify and make it easy to read. They also removed spelling errors and repeat sentences. Roy said it is time to move forward. He suggested a ballot and self-addressed envelope be sent by mail to the landowners soon. Cathy Mason, Linda Young and Anna Beauregard will get on it! Anna will collect ballots.

### **At the End**

Linda Young will talk to Kelly about Saddlehorn mail.

Liz McCane suggested putting together a directory.

Roy Andes questioned if it was time to nominate or re-nominate the board...Suzanne Hochstrasser was asked if she wanted to remain on the board. She said yes, group was asked if anyone wanted a position. No takers this year.

Meeting adjourned ... 27 attended