

King Ranch Homeowners Association General Meeting

Frenchtown Fire Hall

June 11, 2018

Attending: Josh Hinrichs, Craig Milam, Sue Clark, Buz Blass, Marvin Stern, Bob Clark, Elaina Blass, Sharon Stern, Brian Corson-Marquess, Carl and Julie Hoyer, Albert Haith, Tom Stobie, Brandon and Brittani Edwards, Jim and Connie Williams, Laurel Furniss, Gene Hansen, and Todd McLean.

Call to Order:

KRHA President, Josh Hinrichs welcomed the homeowners to the meeting at 7:15 p.m.

The minutes from the June 2017 General Meeting were read and reviewed by the attendees. Carl Hoyer made a motion to accept the minutes as written. Seconded by Elaina Blass. Motion carried.

The current Board of Directors introduced themselves:

Josh Hinrichs, Director of Phase II, President.

Buz Blass, Member At-Large, Vice-President.

Sue Clark, Director of Phase III, Secretary.

Craig Milam, Member At-Large, Water Manager and Treasurer.

Marvin Stern, Director of Phase I.

***All Board Members are currently up for re-election.

New Business:

Proposal for Special Assessments for a Water and a Road Capital Improvement Fund:

Josh emphasized the strong need to create two capital improvement funds by special assessment (vote will occur in January 2019) via certified mail ballot. This proposal will include two separate assessments:

- A Special Assessment Fund for our Two Water Systems: Our two aging KRHA water distribution systems in Phase I and Phases II/III will eventually need extensive maintenance, repair or replacement. To that end, the Association must begin planning to address these aging water system concerns. The Water Special Assessment for a Water System Capital Improvement Fund would be created by levying an assessment of \$20.00/month (\$240 annually) on each household in Phase I, Phase II, and Phase III until each household's water fund reached a \$1,680 fund balance, which represents a 7-year assessment period. These funds would only be used for major water system maintenance/

replacement and would be a transferrable asset if the property is sold. This is necessary to avoid losing control of our two water systems should major issues arise. This could and would happen if our association was placed in a position where we would have to borrow a substantial amount of money for repairs or replacement from a state or federal agency. If we lose private control of our water systems it would mean each house would be metered for water usage. Each home in our HOA would then pay a monthly water usage fee along with charges for gallons used. In some cases there could be an additional monthly fee for meters. Once we lose private control of our water systems we will never get that ownership back.

- Private Roads on Phases II/III: Private roads are aging with no current means to address major issues. For the short term, a seal could be put on the roads but this approach will only address concerns for a 3-5-year period. Long-term, chip and hot sealing is needed which is estimated at \$25,000. The Board is considering a proposal to increase dues by \$20/monthly (\$240 annually until each household reaches a \$1,680 fund balance), which represents a 7-year assessment period. This road fund would be used solely for private road maintenance in Phases II/III and would be a transferrable asset if the property is sold.

The Board will continue to pursue appropriate research to explore capital improvement options. King Ranch Home Owners will be notified of a special meeting to discuss further these two Special Assessments. Each member of the King Ranch Home Owner's Association will receive a voting ballot via certified mail in January 2019. Each special assessment will need a two-thirds (2/3) vote of the homeowners in order to authorize each of the two special assessments: the Water Special Assessment for Phases I/II/III and the Road Special Assessment for Phases II/III. Meanwhile, the Board urges homeowners to engage with Board members for further discussion and/or to visit with one another to discuss, educate and further brainstorm this concept.

Carl Hoyer made a motion to accept the proposal. Seconded by Albert Haith. Motion carried.

Snow removal:

Josh thanked folks for voluntarily assisting with snow removal in Phases II and III over the pasts winter. After recently assessing a \$25 annual assessment for all 28 homes in Phases II and III for contract snow removal, the Board solicited plowing contractors for the 2017/18 season and one bid was received. However, the contractor cancelled the bid because homeowners in Phases II/III were not using markers to identify property lines. Bids will be solicited again this year but ALL homeowners must have markers in place showing property lines by November 1, 2018. Otherwise it is doubtful we will be able to find a contractor who will assume the liability of plowing

our streets. The \$25 assessment charged to the 28 homeowners is still in the snow fund to be carried over to the next season.

A big “THANK YOU” to Carl Hoyer and all the others homeowners that pitched in to plow our streets in the 2017-2018 snow season.

Water System Update:

Craig Milam continues to serve as the KRHA water manager. Water testing is performed at regular intervals as required by the State of Montana by Blue Heron Water Testing of Missoula. Scheduled pump house maintenance and emergency repairs are provided by Camp Well Drilling. Because of the flooding of the Clark Fork River and the possibility of our water systems being contaminated, additional water samples were taken this spring for testing from each Phase. Phase I tested positive for coliform contamination. Phase I’s water system was chlorinated and we had each household flush the chlorine water through their home water systems. Our last water samples for Phase I were negative for any contaminants that we test for. Additional water samples for Phases II and Phase III were taken during the high water of the Clark Fork flood. Testing showed “no contamination” of our drinking water.

Critical items such as electric breakers, pump indicator lights, heaters and backup heaters, a flow meter in Phase II/III, and one water pump in Phase II/III have been either repaired or replaced. We have two aging water pumps, ten aging pressure tanks, three aging pressure switches, a flow meter in Phase I, two pump house roofs which need replacing, siding issues on Phase II/III pump house that need to be replaced or repaired and the ever present water main saddle issue. These issues will not go away as our water distribution system continues to age. Phase I pump house was resided this spring by Buz Blass. A big “THANK YOU” goes out to Buz for all his hard work.

As reported in the June 12, 2017 General Minutes the association had to replace a water pump for Phases II/III at a cost of \$5000.00. We will continue to have pump problems and lack of pressure problems until individual homeowners remove booster pumps from their home irrigation system. Booster pumps suck all the water out of our water supply or distribution lines causing a vacuum condition. This vacuum condition will eventually cause a complete or partial collapse of our water system. In addition to this low pressure the booster pumps will suck sewage water from our lawn irrigation system or our septic systems. Again homeowners who have not installed back flow devices on their watering systems do so this 2018 summer season. It is hoped each phase develops a community or Phase watering schedule, whereby Phase II/III would have to coordinate watering between Wild Goose and St. Andrews. This too will reduce the low pressure issues experienced by homes situated at the end of the water distribution line. It is hoped homeowners for all phases will work together to coordinate this effort. Please call and talk to your Phase Director.

Water Dues:

KRHA dues are currently \$320 annually and will increase to \$340 annually for 2019. These dues cover electricity for the pumps, insurance, water testing, DEQ and Montana State Assessments and general maintenance. Josh Hinrich made a motion to increase the dues. Motion carried.

Covenants:

There continues to be a chronic problem with homeowners not abiding by the covenants. Camp trailers, motor homes, boats, barking dogs, garbage cans etc. continue to be an issue and the Board is receiving many complaints. Camp trailers, boats and motor homes may be on properties for limited periods of time when loading and unloading, but they should not be visible on an ongoing basis. Garbage cans should not be visible to others except on garbage pick-up days. The Board is receiving multiple complaints in this area. Barking dogs are a nuisance and should be properly attended by their owners. Homeowners should abide by covenants and ensure properties are kept tidy and presentable per the terms of the covenants. Finally, the Board respectfully requests that all homeowners treat one another with neighborly courtesy and work to resolve and address issues in a productive nature.

Election of Board Members:

The current Board members were all re-elected to their assigned terms:

Josh Hinrichs, Director of Phase II, President, 370-9343 (3 year Term to 2021)

Buz Blass, Member At-Large, Vice-President, 240-1145 (1 year Term to 2019)

Sue Clark, Director of Phase III, Secretary, 240-1145 (3 year Term to 2021)

Craig Milam, Member At-Large, Water Manager and Treasurer, 240-9345 (1 yr term 2019)

Marvin Stern, Director of Phase I, 626-1505 (3 year Term to 2021)

Carl Hoyer made a motion to re-elect all current Board members for their respective new terms. Motion carried by a show of hands.

Adjournment:

Josh made a motion to adjourn the meeting. Motion carried by a show of hands. Meeting adjourned at 8:45 p.m.

*****Meeting Minutes Prepared by Sue Clark, Secretary, KRHA**