

KRHA General Meeting Minutes

Frenchtown Fire Hall

June 12, 2017

Attending: Marvin Stern, Josh Hinrichs, Craig Milam, Sue Clark, Brian Corson-Marquess, Carl and Julie Hoyer, Rose Sorensen.

Absent Board Member: Buz Blass, Member At-Large, Vice-President.

Call to Order:

KRHA President, Josh Hinrichs welcomed the homeowners to the meeting at 7:00 p.m.

The minutes from the June, 2016 General Meeting were read to and reviewed by the attendees. Josh Hinrichs made a motion to accept as written. Seconded by Carl Hoyer. Motion carried.

Josh introduced the current Board of Directors:

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 will be up for re-election in the June 2018 General Meeting.

New Business:

Capital Improvement Proposal:

Josh re-emphasized the concept of creating a capital improvement fund option (vote will occur in 2018). This proposal will include two separate assessments; one for a \$100 annual assessment for residents on private roads to be used for strictly road maintenance and one for a \$200 annual assessment for all homeowners within the Association to be strictly used for the water systems. These funds will be used for capital projects only and would be a transferrable asset if the property sold. This is strictly to ensure a failure to the water system could be funded and to protect maintenance of the private roads. Each assessment will stop funding once the improvement account has reached the replacement costs needed for these projects. The Association will need 2/3 of homeowner vote (quorum) to enforce this. Under the existing proposal - within 10 years - the water fund could accumulate \$50,000 and the road fund could accumulate roughly \$25,000.

Water Pump Malfunction:

During the Memorial Holiday, Phase II/III Pump House experienced a low water pressure event. Craig Milam and Phase II homeowner Bill Bailey worked on the issue under the directions and help of Jon Norcross, owner of Camp Well Drilling and Pump Services. The problem was that every repair service was enjoying the holiday weekend and Camp Well Drilling was the only company that reached out to help correct our malfunctioning pump system. After the “home grown” repair everything looked as if the problem was solved, but unfortunately 8 hours later we again went into a low water pressure situation. Jon Norcross was able to subcontract with a pump expert located in St. Ignatius, which Jon trusted with a project as large as ours. Dale concluded that there were some plumbing pressure issues, wiring issues, and pressure tank issues due to the slam of multiple homeowners irrigating or watering their lawns all at once. Dale stated that the biggest problem we have is the homeowners who are using booster pumps to add pressure to their home irrigation system. In short it sucks all the water out of our water supply lines and pressure tanks causing a vacuum condition. This vacuum condition will eventually cause a complete or partial collapse of our water system and/or suck sewage water from our lawns or septic systems because homeowners have not or will not install back flow devices on their watering systems. While the low pressure and weak pump issue has been mitigated for now, it’s likely the Association will be replacing one of the pumps in the near future at a projected cost of \$5,000 (the existing system has been in operation for 21 years).

Snow Removal:

Josh discussed the need for contracted snow removal instead of relying on volunteer homeowner snow removal within Phases II and III. This will require an assessment to each homeowner, the proposed amount is to be \$25 annually for all 28 homes in Phases II and III. Snow removal will be for the private access roads of Wild Goose Lane and St Andrews Place, not homeowner driveways or access points. The assessment will be effective as of July 1, 2017 and be assessed each year in the coming years. Josh made a motion to assess the \$25 snow removal fee as an annual cost for snow removal to be placed in a special snow removal fund for Phases II/III. If the fund is depleted we will adjust the assessment amount in the coming years. Motion was seconded by Craig Milam. Motion carried.

Water Dues Increase:

Due to increased costs in electricity, water inspections, insurance and general maintenance, Craig made a motion to increase water dues \$20/annually beginning January 1, 2018. Total water dues will increase from \$300 to \$320/annually. Sue Clark seconded the motion. Motion carried.

By-Law Change:

A discussion took place concerning making a change and correction in an existing By-Law.

The following is the changed Bylaw as it will be submitted to the Missoula County Clerk and Recorder:

**AMENDED King Ranch Estates Homeowner's
Association, Inc. "Bylaws"**

ARTICLE IX: ACCOUNTING RECORDS - FISCAL MANAGEMENT: ASSESSMENTS

Section 4. Payment of Dues. Two installments of the annual dues and assessments are payable upon receipt of the billing statements. First Billing Period (Jan 1 - Jun 30) with dues and assessments payable on or before Jan 31. Second Billing Period (Jul 1 - Dec 31) with dues and assessments payable on or before Jul 31).

In any case of nonpayment of dues and/or assessments by a homeowner the King Ranch Home Owner's Association will notify each delinquent homeowner by mail or email within one week past the assessment due date. Each individual homeowner will be required to pay any and all notification costs incurred by the King Ranch Home Owner's Association. Any assessment or dues not paid within 60 days from the billing submission date will result in King Ranch Home Owner's Association filing a lien in the amount of the entire calendar dues and/or assessments, the interest, the lien filing amount, the lien release amount, and incidental costs associated with the certified mailing, the lien filing and release process costs.

Carl Hoyer made a motion to pass the Bylaw amendment as written. Josh Hinrich seconded the motion. Motion carried.

Water Rights, Pump House Renovation and Water Emergency Protocol:

Craig stated that the completion of KRHA water rights for Phases II/III has been filed with MT DNRC (Jim Nave). Interestingly the original application for water usage is far less than the acreage the Phases currently are watering. The same held true for Phase I. Jim Nave stated this was a real problem and would get back with us with his findings. A response will “maybe” forthcoming.

Buz Blass stated when he got time he would volunteer to reside the Phase I pump house with the help of Marvin Stern and any others that wish to contribute their time. This upgrade is being made in hopes of controlling the excessive electrical bills we experience during the winter months heating the Phase I pump house.

A discussion concerning water emergency protocol took place. The discussion went as follow:

1. If a water problem such as low pressure or a bad taste or smell in the water occurs call Craig Milam at (406) 240-9345 immediately.
2. A Federal Mandate states that absolutely no booster pumps should be used for yard irrigation systems. These booster pumps will eventually cause the collapse of our water system and affect everyone financially in a huge way.
3. It is each homeowners responsibility to make sure a back flow device is installed and working with each home’s yard irrigation system.
4. All curb stops must be located by the homeowner. All curb stops must be easily accessed in case of a water emergency.

Election of two new board members:

A motion was made to re-elect Buz Blass and Craig Milam for one-year terms. Motion carried.

Adjournment:

Josh made a motion to adjourn the meeting. Motion carried. Meeting adjourned at 8:00 PM.

Board Members:

Josh Hinrichs, Director of Phase II (Term June 8, 2018), President, 370-9343

Buz Blass, Member At-Large (Term June 8, 2018), Vice-President, 240-1145

Sue Clark, Director of Phase III, (Term June 8, 2018), Secretary, 240-1145

Craig Milam, Member At-Large (Term June 8, 2018), Water Manager and Treasurer, 240-9345

Marvin Stern, Director of Phase I, (Term June 8, 2018), 626-1505

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