

KRHA General Meeting Minutes

Frenchtown Fire Hall

June 6, 2016

Attending: Eric and Pam Bearden, Robert and Jennifer Feenstra, Al and Janice Haith, Marvin and Sherry Stern, Tom and Ardina Stobie, Brian Corson-Marquess, Jennifer Sanders, Josh Hinrichs, Carl and Julie Hoyer, Kathy Youngquist, Susan Alvarez, Buz Blass, Bob and Sue Clark, Scott McLinden, Craig Milam, Janice Tate, Margie and Arky Williams.

Call to Order:

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

The minutes from the January, 2016 General Meeting were reviewed by those in attendance and by the Board. Josh Hinrichs made a motion to accept as written. Motion carried.

Josh introduced the current Board of Directors:

Marvin Stern, Phase I, Term 2018

Buz Blass, At-Large VP, Term June 2016*

Craig Milam, At-Large, Term June 2016*

Sue Clark, Phase III, Secretary/Treasurer - Term June 2018

Josh Hinrichs, Phase II, President - Term June 2018

Josh reviewed the Association's current annual dues—which are \$292.00. These association dues cover electricity for pumps, water inspections, insurance and basic general operations. At previous meetings, the possibility of snow plowing was discussed and it was decided that snow plowing would not be contracted to a private source. Instead, the snow plowing of the KRHA private roads are the responsibility of the homeowners.

The concept of a capital fund option was discussed. This will be voted on in January 2017. This proposal would include \$100 (capped at \$1,000 per household) annual assessment for residents on private roads and \$200 annual assessment (capped at \$1,400 per household) for all homeowners within the Association. These funds would 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. Seven years for the water and 10 years for the streets.

Tom Stobey raised concern about the assessment allocation. Josh Hinirichs stated that the final proposal will be vetted by the Board and introduced for final vote in January, 2017 (this will be decided by a majority vote). Josh also reiterated that this is a general proposal at this point. Under the existing proposal, within 10 years, the water fund could accumulate \$50,000 and the road fund would be roughly \$25,000.

Craig Milam highlighted the KRHA Insurance coverage. Costs are increasing by roughly \$500/annually. The Association is now covered for:

- \$1 Million coverage for common areas
 - Still working with King Ranch Golf Course to gain river access
- Both pump houses on Phase I and Phase III are now covered.
- Mailbox clusters are now insured
- Board Error and Omissions

Craig also discussed the KRHA water system. It was recently confirmed that the Association does not qualify for low cost loans. A few months ago, the DEQ offered small water operating training for which Craig attended. As a result, some slight organizational changes were recommended. In order to research and implement these recommendations, the Board appointed Craig to be the KRHA Water Manager. Also, for clarification, Chuck Weihe from Blue Heron Water Testing is the water operator. Craig stated that DEQ wants all booster removed from the water systems distribution lines. These household booster pumps reduce the pressure on the main line and can cause the lines to draw in sewage. Craig will work with DEQ to provide alternatives if needed. Kathy Yougquist stated that the water flow meter had previously not worked properly (Kathy was the former water manager). She had spoken to DNRC prior to her resignation concerning incorrect water usage reports but was unclear as to whether the issue had been resolved. She recalled the cost to replace the meter to be roughly \$1,500.00. Craig will investigate this issue.

Craig stated that the vandalism that occurred to the pump house for Phase II/III was reported to legal authorities. This case has been closed to any further investigation. Kathy Youngquist requested information concerning this matter. Craig provided the case number and date for reference.

Craig also pointed out the importance of curb stops and the need to check all individual back flows. Each representative of all three phases will work with the homeowners to help locate these backflow devices.

Finally, Craig mentioned that solar energy panels are available through Missoula Electric Coop for those homeowners who are interested or if the association is interested for each of our pump houses.

Water testing:

- Phase I will be tested regardless of occupancy. The prime time to test chloroform is one month prior to irrigation and one month after. This will be completed.
- Low Pressure Issue: The original final construction submission for the Phase I water system was found by the DEQ in Helena. The Phase I water system is built according to design specifications. The board has requested from PCI a final bill for PCI's on site consultation.

A discussion concerning the construction of the final home in the King Ranch development (lot 36) took place. Carly Hoyer stated that the water will be running in October to ensure completion of the well project with DNRC. All is on track—architect has been hired and building plans will be given to the Board for approval.

Election of two new board members:

Sherry Stern nominated Buz Blass and Craig Milam for re-election for one year at large positions. Motion carried.

Josh made a motion to adjourn the meeting. Motion carried. Meeting adjourned at 8:30 p.m.