

King Ranch HomeOwner's Association Minutes January 19, 2016 General Meeting

In Attendance:

Marvin Stern, Sherry Stern, Arky Williams, Margie Williams, Brian Corson-Marquess, Carl Hoyer, Julie Hoyer, Bob Clark, Craig Milam, Buz Blass, Sue Clark and Chuck Weihe (representing Blue Heron Water Testing).

Meeting was Called to Order by Vice-President Buz Blass. President Josh Hinrichs was unable to attend due to a business conflict. Board Members Sue Clark and Craig Milam were present.

Reading of the Minutes:

The Minutes from the June 8th, 2015 General Meeting were distributed and read. After a review of the minutes the June 8th, 2015 Minutes were approved as written.

Election of Officers:

A new Representative of Phase I was required to fill the five (5) man board. This will be a three (3) year position starting on January 19, 2016. This position was formerly held by Travis Sandau who has since moved. Buz Blass nominated Marvin Stern. Motion was seconded and passed.

Old Business:

Carl Hoyer's Lot (Lot 36): Carl was in attendance at this meeting. Carl understands that the King Ranch HomeOwner's Association will be closing Phase I (Mullan Road), Phase II (St. Andrews Place), and Phase III's (Wild Goose Lane) water rights with the DNRC in or around December 31, 2016. Carl stated that he is fully aware he must build and complete the construction of a house on Lot 36 before December 31, 2016 to be a part of the King Ranch HomeOwner's water system.

New Business:

- **Water Issues:**
 - **Aging Water System:** Concerns were voiced concerning our two aging water systems on Phase I, Phase II and Phase III. These systems include the two pump houses and the respective house (residence) water distribution networks. The association must be prepared to mitigate and correct issues as they arise. As in the

case of past saddle failures, pump controller failures, pump house inspections, pressure tank failures, possible lightning strikes on pump structures, or pump house component failures such as pump control panels, pressure gauges or flow meters. Any of these will be costly and will need to be dealt with on a case-by-case basis.

- **Chuck Weihe** from Blue Heron Water Testing stated that in order to perform the required water testing, he needed one more testing site on Wild Goose Lane. *Arky and Margie Williams stated their home could be used as the testing site.*
- **Chuck Weihe** also mentioned that the is DEQ requiring additional coliform bacteria testing on public water systems. Phase I does not qualify for testing due to having less than 15 houses. Therefore testing is not required. The Board and those in attendance agreed to test Phase I at the Phase I pump house **“only”**; coinciding the testing of Phase II and III’s pump house for coliform bacteria. This will be a one time test on the Phase I pump house. The reasoning is to lay rest concerns that the water quality of Phase I’s pump house water maybe different from that of Phase II and III’s pump house even though they are both drilled to the same depth and are pumping from the same aquifer. If in the future at such time as the Phase II and III’s pump house water tests Positive for coliform or any other contaminants the board will recommend to have Phase I’s pump house water tested also. All pump houses will be tested until the KRHA Board is 100% assured and certain the community water is perfectly safe for consumption and general use. A decision by the general meeting participants was to allow this one time testing of Phase I’s pump house water. The homeowners in Phase I pay annual assessments or dues for the use of the water system located within Phase I. Members from Phase I want to be assured the quality of their water is consistent with or the same as the Phase II and III’s water. A consensus of this action was made, seconded and passed.
- **On November 17th, 2015 the DEQ made recommendations** that back flow valves and anti-syphon faucets be required on all homes with underground sprinklers or for those who water their yards with garden hoses. All outside water faucets are required to be of an anti-syphon and **frost free** type faucet. These requirements will probably be implemented within the next few years by the DEQ. Homeowners should start installing these back flow valves and/or anti-syphon faucets sooner rather than later. If you are not certain whether or not your home has anti-syphon faucets or whether you have a back flow valve (protector) installed for your outside sprinkler (irrigation) system call Craig Milam, KRHA Board Member, at 626-0814 and he will take time to inspect your outside faucets and check to see if a back flow valve exists for your irrigation system.
- **DEQ also recommends our association homeowners locate all 36 Individual Home Curb Stops. *Where is my Curb Stop?*** Your Curb Stop is located somewhere between your house and the Missoula Electric Coop power stand and telephone uprights. Usually slightly off center of the boundary line between your lot and your neighbors. The curb stops may have 4 to 6 inches of plastic pipe

sticking out of the ground with a rusted cap on the pipe. In some cases the Curb Stop may be buried. ***What is the Curb Stop used for?*** When you leave your home for an extended period of time - possibly longer than 10 days - and you leave the water pressure on in your home, if a water line should break or freeze and there is no one at the house to turn off the water inside the house or to call a plumber — in simple terms — your house will flood. The house is locked. It doesn't take long for that uncontrolled break to flood your home and for the water to be evident outside of the house. This kind of flooding could also occur during the summer when the homeowners are away and wish to keep their lawn's irrigation system running. An interior pipe breaks and we have the same result. The King Ranch HomeOwner's Association can not break into a locked house to use the interior water shut off, even if it was possible find it and to gain access to it. Instead when notified of a broken pipe, a KRHA representative or a professional plumber can turn the water off to your house at the Curb Stop. A Curb Stop uses a special key which extends into the opening of the Curb Stop. Usually these Curb Stops are approximately 6 feet under ground to prevent freezing in cold weather. To turn the water off — turn the key clockwise one-quarter of a turn. ***Where can I get a Curb Stop Key?*** Ask your professional plumber or look at the latest King Ranch HomeOwner's General Meeting Minutes. At the bottom the page is a list of all the board members and their telephone numbers. Each KRHA Board Member knows the location of a Curb Stop Key. ***What if I can not find my house's Curb Stop?*** It is each homeowners responsibility to locate and identify their house's Curb Stop. If your Curb Stop is buried you will have to find a way to locate, dig and expose your Curb Stop. It is highly recommended that a rod of some sort be located next to the Curb Stop for Winter Identification purposes and the Curb Stop cap be painted with highly visible paint for Summer identification. ***The King Ranch HomeOwner's Board will visit each and every house in order to identify Curb Stop locations and to map those Curb Stops which are visible. Homes with no visible Curb Stops will be notified and the homeowner is responsible to locate, expose, and notify the board to comply with DEQ requirements.***

- **DEQ Recommends Each Pump House be outfitted with an Emergency Generator.** The board decided to table this issue to find out prices associated with this recommendation. A strong sense of the general discussion was that we table this DEQ recommendation and discuss it in future general meetings.

- **Snowplowing:**

- Snowplowing for the winter of 2016 (including November and December 2016) has been contracted at a minimal fee. Homeowners do not need to self-plow community streets in the future unless they choose to do so.

- **Chip Sealing:**
 - **Wild Goose Lane and St. Andrews Place are in need of chip sealing.** One bid has been received from LS Jensen Construction for a cost of \$24,000, which all in attendance agreed is too costly. The Board will look into other alternatives.

- **KRHA Financial Tracking:**
 - **A motion was made to out-source the financial tracking and bookkeeping of the association funds.** Craig Milam made a motion that his wife Michelle has offered to assist with this effort (free of charge) since this is her line of work. Motion was passed. As part of this effort, quarterly financial statements will be distributed electronically via email to all homeowners. Email addresses will be needed from all 36 Lot owners. To confirm an email address for quarterly financial reports: send your FULL NAME, LOT NUMBER, ADDRESS, TELEPHONE NUMBER and EMAIL address to Craig Milam. Email him at: FIGMTN@YAHOO.COM We do have some email addresses on file. We would like to confirm these. With all 36 Lot owners responding it is the hope of the board to finally get our address list with emails complete and more importantly accurate.

- **KRHA Dues:**
 - Because of increased water testing requirements by the DEQ and due to concerns about our aging water systems, the homeowners in attendance unanimously agreed it was necessary to increase annual association assessments or dues by 5% according to the provisions stipulated by our covenants. It was also discussed that if the need arises where our funds do not cover the costs for the operation and the maintenance of the water system a Special Assessment could be made by the board. Craig Milam made a motion to increase homeowner assessments by \$15 annually (beginning January 1, 2016). This \$15 increase will raise the yearly dues to \$292.00. Any homeowner who has paid \$277.00 will be assessed the \$15 dollar increase on the July 1st, 2016 Dues Invoice. Motion was seconded and passed.

- **Neighborhood Appearance:**
 - **Covenants** are still not being followed in regard to trailers, work trailers and work flatbed trailers. Homeowners have complained to the Board about this. There are homes that are For Sale and the Board and the King Ranch HomeOwner members who attended this meeting wish for each homeowner selling their house to obtain or get the highest price possible. The higher the comparative value of sold houses

in our subdivision means the more you as a homeowner will receive if in fact you decide to sell your own house in the future or if you wish to refinance your house. It was asked by members in attendance for the Board to notify any and all individuals who are violating the trailer covenant. In addition (again) we ask for homeowners to ***keep their blue trash receptacles from view***, except on trash days. It was asked by the homeowners in attendance at the meeting for the board to take appropriate measures to rectify both of these reoccurring problems.

- **Golf Season is About to Begin:**

- **A reminder to all dog owners:** *First:* Please keep all dogs off of the King Ranch Golf Course. *Second:* Please make a honest effort to curb (fully control) your dog(s) repetitive or uncontrolled barking which becomes a nuisance to the golf course and your neighbors. King Ranch Golf Course would appreciate you controlling your dog's barking during business hours throughout the "***entire golf season***". The golf course is conducting a business where their revenues are based on repeat customers who have had a positive experience golfing at King Ranch. The Board is in complete support of the King Ranch Golf Course and with homeowners with complaints about dogs that are a constant nuisance or annoyance in violation of the covenants. Homeowners with dogs "PLEASE" read your covenants and the consequences.

- **Neighborhood Safety on Wild Goose Lane:**

- **A strong sense of apprehensiveness and concern was raised about neighborhood children who are riding motorized vehicles at a fairly to very high rate of speed on Wild Goose Lane and in other areas of the subdivision.** These children are risking extreme bodily injury or worse. Furthermore, these children are riding their motorized vehicles, their bikes and playing in middle of the street ***after dark*** placing themselves in a position where it is virtually impossible for speeding vehicles to see them. The question became: "Where are the parents and why aren't they supervising their children?" Parents: It is your responsibility to ensure the safety of your children. The King Ranch HomeOwner's Association does have a Common Area in which your children can play supervised with their parent(s) taking them off the street. Craig Milam made a motion and Carl Hoyer seconded the motion: We as the board and the members in attendance of the King Ranch HomeOwners want the parents to know they are responsible for these actions concerning their children and it is the parent who is accountable for the consequences of those actions to ensure the safety of their children. Motion was seconded and passed.

Important Note: At the last of October in 2016 someone shot into the Phase II and III pump house with a high caliber rifle. The Missoula County Sheriff's department has been notified and a Case Number has been assigned to the complaint. Missoula Detectives will give our association a report after the conclusion of their investigation. We will have to have the pump house inspected resulting in possible mechanical repairs. An unneeded cost for a pump house inspection and possible plumbing repairs. In addition to the cost to pump house repairs the bullet holes in the wall caused an increase in pump house heating bills. An act like this costs all homeowners needlessly. In short if you know anything about this incident please call the Missoula Sheriff's department, Deputy Von Gontard or Deputy Gordon Schmill at (406) 258-4810 or any King Ranch HomeOwner Board Member.

Current KHRA Board Members:

- **Josh Hinrichs, Representative Phase II (Term June 8, 2018), President, 370-9343**
- **Buz Blass, Member At-Large (Term June 8, 2016), Vice-President, 360-9488**
- **Sue Clark, Rep. Phase II (Term June 8, 2018), Secretary/Treasurer, 240-1145**
- **Craig Milam, Member At-Large (Term June 8, 2016), 240-9345**
- **Marvin Stern, Representative Phase I (Term January 19, 2019), 626-1505**

Next General Meeting Tentatively Scheduled for the first weeks of June, 2016