

September 22, 2022

Dear King Ranch Home Owner

The King Ranch Board wishes for your input on "Capital Improvement Funds for our Private Roads and Water Systems." The last General Homeowners Meeting was held on September 12th, 2022. Only ten (10) homes were represented out of thirty six (36). ***But we need everyone's input into this very important matter.***

First we ask ***every household*** to read the attached minutes from the September 12th General Meeting. The Minutes are attached to this email. Pay specific attention to why the association needs two Capital Improvement Funds. After reading the minutes we want you to respond to our email ***with a return email*** telling us your exact thoughts with your vote on this important matter.

Respond to Craig Milam at figmtn@yahoo.com with your vote and reasoning for these critical HOA issues. ***We need all 36 homeowners to vote on this issue.***

Your voting options are the following. Please respond to this issue by email stating I vote **YES** for option one (1) and option two (2). If you vote **NO** for either option, then please answer the follow-up questions for each. This vote is non-binding, but is being used to gauge homeowner interest prior to incurring the expense of a lawyer to draft official language for the capital improvement funds.

Please realize that if the HOA does not save and accumulate funds for our infrastructures then it is possible the HOA could lose control of our water system, and be forced to issue major assessments for our water system or our roads or both. These assessments could cost potentially in the thousands to tens of thousands of dollars on each property owner to cover the costs of required repairs or replacement.

As proposed, these funds would be tied to the maintenance, repair or improvement of the listed improvement fund. In addition, funds contributed

by a homeowner, but not spent by the HOA, would be considered an asset of the property and could be reimbursed on the sale of the property.

If you have any questions please reach out to a Board Member. Email contact information is listed at the end of this message.

### **ROAD Capital Improvement Fund (Phase II and III ONLY)**

1. I vote **YES** or **NO** to a **ROAD Capital Improvement Fund** for St. Andrews Place and for Wild Goose Lane in the amount of \$50.00 per month or \$600.00 annually for a 6-year period. At the end of six years this Road Capital Improvement Fund would contain \$100,800.00. This proposal will be voted on by all twenty eight (28) homeowners located in Phases II and III for their private roads. Votes from Mullan Road or Phase I will not be tabulated since you are on a public road. If your answer is **NO** then Please answer the following follow-up questions.

#### **If you voted NO:**

Please tell the board why you voted NO to Question 1. If \$50.00 per month is too high of an assessment for our roads then what would be a reasonable amount your household could afford for next six (6) years for our private roads?

Is there anything else that would need to be addressed in order for you to vote yes?

### **Water Capital Improvement Fund (ALL PHASES)**

2. I vote **YES** or **NO** to a **Water Capital Improvement Fund** for Mullan Road, St. Andrews Place and for Wild Goose Lane in the amount of \$50.00 per month or \$600.00 annually for a 6-year period. At the end of six years this Water Capital Improvement Fund would contain \$129,600.00. This proposal will be voted on by all thirty six (36) homeowners located in Phases I, II and III for their private water systems. If your answer is NO then please answer the following follow-up questions.

**If you voted NO:**

Please tell the board why you voted NO to Question 2. If \$50.00 per month is too high of an assessment for our water systems then what would be a reasonable amount your household could afford for next six (6) years for our private water distribution systems?

Is there anything else that would need to be addressed in order for you to vote yes?

**If the voting on these two measures for funding our roads and water systems are not completed by the November 30, 2022. The board will make an assessment of \$50.00 for snow removal for the 2022-2023 year from the homeowners residing on St. Andrews Place and Wild Goose Lane. Money needed to pay for gas and time for the volunteers that plow our roads on a seasonal basis.**

The Minutes from the September 12th General Meeting and this email sent to the thirty six (36) homeowners will be posted on our website at [www.kingranchhoa.org](http://www.kingranchhoa.org).

Sincerely yours,  
Your King Ranch Home Owner Board

Josh Hinrichs - President  
Buz Blass - Vice President and Phase III  
Marvin Stern - Phase I  
Brian Corson-Marquess - Phase II  
Craig Milam - Water and Website  
Michelle Milam - Treasurer

[josh@montanahinrichs.com](mailto:josh@montanahinrichs.com)  
[buzblass@gmail.com](mailto:buzblass@gmail.com)  
[sternsharon20@gmail.com](mailto:sternsharon20@gmail.com)  
[b.corsonmarquess@gmail.com](mailto:b.corsonmarquess@gmail.com)  
[figmtn@yahoo.com](mailto:figmtn@yahoo.com)