

King Ranch Homeowners Association General Meeting
Frenchtown Fire Hall
June 3, 2024

Attending:

Buz Blass and Elaina Blass, Craig Milam and Michelle Milam, Brian Corson-Marquess, Kristee Garr and Chuck Nieblas, Maria McLean and Todd McLean, and Brandon Ottinger and Rebecca Ottinger. Six (6) of 36 homeowners were represented at this meeting.

Call to Order:

KRHA Member at Large, Craig Milam welcomed the homeowners to the 2024 King Ranch General Homeowners Meeting at 7:00 PM and then called the meeting to order.

NOTE TO ALL HOMEOWNERS: Be Bear Aware! Our King Ranch bears will not leave until there is no longer any food source available to them! Be smarter than the average bear!

- Buz Blass, Director of Phases III, Vice-President, reminded everyone in attendance that GARBAGE: is one of our restrictive covenants which simply states that garbage should be in containers where pets and wildlife can not access the garbage and that our garbage containers should be stored out of view from the front of the house. With bears being present the garbage containers should be put out as close to trash pickup time as possible.

Old Business:

Individual Home Back flow preventer requirement for home-yard irrigation will be addressed to the Title Company upon any new purchases of property to make certain the new property owners are aware of the State of Montana Cross Contamination requirement thus insuring each household is equipped with a proper Cross Contamination device or back flow. In a case where the King Ranch HOA has a bad water test showing e-coli (human waste) the HOA will isolate the area of contamination locating the source of the e-coli. Then the HOA can require the installation of a back flow preventer via advise from Kevin Jones, our HOA attorney, in accordance with Montana Law 17.38.305 Section 602.2 and 602.3 CROSS-CONNECTIONS

- Brian Corson-Marquess, Director of Phase II, added it is not a quick nor cheap process to install a back flow preventer. None the less for public safety it must be done.

Both Curb Stop and Back flow preventers are addressed on the HOA website.
www.kingranchhoa.org

Curb Stops are entirely the responsibility of the homeowner for any repairs and payment under the supervision of the HOA.

- Brandon Ottinger asked where the curb stops are located. Brian Corson-Marquess, Director of Phase II, stated he had his curb stop located. The cost was near \$200.00. The HOA website has the name of a curb stop locator listed under the Frequently Asked Question section of www.kingranchhoa.org. Brian also stated if curb stops are located in the driveway of a residence the installation of the curb stop should be more robust to compensate for vehicles traffic.

New Business:

Road Special Assessment For Phase II/III (St Andrews & Wild Goose) Vote Passed:

Final Vote was 21 Yes and 5 No and 2 did not vote. We needed 19 votes to pass the assessment. Work will begin sometime in first part of July unless things change. Hopefully the repairs may be made sooner. This special assessment will be in the amount of \$500.00 per property owner. The payment of the assessment will be broken into two parts. \$250.00 to be assessed on July 1, 2024 and the second half \$250.00 being assessed on January 1, 2025.

Plans for Future Private Road Repairs:

Keep in mind that the 2024 Road Assessment which passed *is only a temporary repair which we hope will last for five or more years dependent on the weather and our winters*. The HOA Board at this time does not foresee any future road repairs until the 28 homes on Saint Andrews Place and Wild Goose Lane can establish “Boundary Set Backs” adjacent or next to the private roads.

- Buz Blass, Director of Phases III, Vice-President, stated the asphalt group should be on site the first of July. The repairs will be made by cutting out some areas and then asphaltting with a followup crack filling.
- Brian Corson-Marquess, Director of Phase II, added that an important step in doing asphalt is the base material. If an area is gatoring then not only should the asphalt be removed but in addition a new layer of base material should be added and packed to insure longevity of the repair.

What the HOA learned from having bids for repair on our private roads:

- The current King Ranch Covenants do not have a “Set Back Provision” for the front yard or area next to our private paved roads on Saint Andrews Place and Wild Goose Lane. All areas where there is water pooling from home irrigation on the private roads must be stopped by individual homeowners to protect our roads. Water drainage from home irrigation should flow away from the private roads or be collected by the culverts under each homeowner’s driveway.

- A “Set Back Provision” would insure the HOA is doing everything it can to prevent any costly hazards including parked cars, overhanging branches, branches extending into the private road, blind areas, basketball hoops that can force vehicles into other lanes, forcing pedestrians and cyclists into the middle of the street and possible harm, and the covering of important signage. If an accident occurs due to any of the above items encroaching into our private roads, *the King Ranch HOA would not be at fault, but rather the property owner would assume the responsibility*. There should never be anything in, on or near our roads which impede a vehicle traveling on Saint Andrews Place and Wild Goose Lane. The “Set Back” should be a minimum of ten (10) feet from the private road. Our private roads barely handle two vehicles traveling in

opposite directions and with obstructions in the road it makes driving even more difficult or impossible at times, especially in the winter.

- The road next to the cottonwood is not repairable on Wild Goose Lane. That section of road will not be repaired until the tree is removed and the areas roots have been let decay or removed for approximately five years. The asphalt group could dig the live roots out, but at a much greater cost. In either case the areas of pavement where there is root damage could be dug out, replaced with hard-pack material, rolled and asphalted. The agent from Shadow Asphalt estimated the cost of that area alone could run into the low \$20K. Shadow Asphalt recommended that after we get the minimal asphalt repairs done on our private roads and to our cart path, we as an association to seriously consider adding a "Set Back Provision" to our covenants to address unnecessary road degradation due to water and tree damage and to address road and pedestrian safety issues. PLEASE keep in mind these road repairs are just a bandaid.

- Brian Corson-Marquess, Director of Phase II, added that every infrastructure has a life span component to it. Brian equated it to maintaining a car. Once a car starts to rust it needs immediate care to prevent the car from further degrading. Brian stated the HOA is trying to repair the roads now so that the existing problems do not grow into something major. At some point in our HOA's future we will have will have to plan to replace our private roads. Is this something we want to do in the "near future"... absolutely not. That is why we are doing repairs now. **Brian stated we should revisit the passing of the Road Capital Improvement Fund to insure we have money to maintain our physical infrastructure for Saint Andrews Place and Wild Goose Lane.** Even if the Road Capital Improvement Fund was passed and implemented the HOA would probably have to take out a loan from a bank to pay for the repairs to our roads. The Road Capital Fund perhaps would give us a lower interest rate on the loan needed to pay for a major road repairs.
- Elaina Blass asked what is known about the proposed townhouse complex that the King Ranch is proposing to build? Craig Milam stated all he knew was from an article from Missoula Current. <https://missoulacurrent.com/county-frenchtown-duplex/> The developer was going to build five duplexes. Elaina Blass asked how this would affect our roads, water... Where would they park? How much increased traffic from pedestrians and cars would be on Mullan and our private roads? Craig Milam stated until a final draft is written up all these issues would remain unknowns.
- Brian Corson-Marquess stated that little is known about this subject at this time. When the board finds out more the board would let the homeowners know the details.
- Brian Corson-Marquess stated when the areas of Wild Goose and Saint Andrews were developed each driveway was to have a culvert under the entrance road to each house. Primarily to drain water away from our private roads. If the culverts are not functioning then water pooling occurs and thus causes gatoring and other damage to occur to our roads.

Pump House Repairs made in 2024:

Both pump houses have had their roofs replaced and were painted in April. Buz Blass resided Pump House I (Mullan Road) in 2022 and it was in desperate need of an exterior paint job to protect the siding which was showing signs of extreme weathering. Pump House I (Mullan Road) roof had been in place since 1994 and due to hail damage, missing shingles, was no longer repairable. The roof on Pump House II/III serving water to Saint Andrews Place and Wild Goose Lane had been in place

since 1997 and was also leaking and missing shingles. Both roof repairs and exterior painting were very needed upkeeps to both pump houses.

On May 3 we had an inspection by Sandy Arnold of the DEQ. She did a full inspection on our PWSID Pump House II/III serving Saint Andrews Place and Wild Goose Lane. DEQ will send a report later. No deficiencies were noted on site.

- Brian Corson-Marquess added that because Pump House II/III serves more than 15 houses it is regulated by the Department of Environmental Quality (DEQ), whereas Pump House I (Mullan) has less than 15 households and thus is not regulated by the DEQ. We do allow inspections on both pump houses and do water quality tests in April and in November each year for Mullan residents. Testing happens on Phase I before irrigation startup and after irrigation shutdown.
- Craig Milam stated our pump houses are open for inspection by any homeowner. We are very proud of what equipment we have and each pump house's upkeep. He added he wished someone in our HOA would show some interest and learn how to operate all aspects of the water system as a backup incase he was not available. Currently we have an agreement with the King Ranch Golf Course, Eric Zimmerman, as our back up.
- Brian Corson-Marquess brought up the fact that the HOA is always in need of water testing households. Not all homeowners are home when the first of the month test occurs. Brandon and Rebecca Ottinger volunteered to be a new testing site for Phase II/III. Water tests are published on the website monthly.

On March 28, 2024 - Pump house Phase I (Mullan Road) had both pressure tanks replaced, the pump-Starter (Controller) replaced, and a new pressure switch installed. Average life span of a pressure tank is somewhere in the area of 7 to 8 years. These pressure tanks were last replaced in 2013. A new water pump was installed for Phase I in 2023.

May 30 and 31, 2024. Pump House Phase II/III (Saint Andrews Place and Wild Goose Lane) had several repairs completed. On May 30, 2024 myself, Charles Weihe, and his friend Pat spent over ten hours removing three pressure tanks. The pressure tanks had failed, filled with bladder sediment, making them almost impossible to pump out to reduce the weight of each pressure tank. A full pressure tank weighs in the neighborhood of 1000 pounds. Empty about 180 pounds. On May 31, 2024 Western Pump replaced three of eight pressure tanks in Pump House Phase II/III (Saint Andrews Place and Wild Goose Lane). One pressure tank was shut off permanently because it was impossible to remove it from the pump house and no longer functioning properly. Both pressure switches were replaced. During our repairs we discovered our High End pump (Pump #2) had burned up. Pump 2 or our high end pump was installed in 2017 and lasted until May 22, 2024 when it was noted that it was no longer functioning properly. We replaced the pump with a variable speed - on demand pump with an electronic controller. This will eventually negate the need for eight pressure tanks (We Hope!). It is planned by using the variable pump eventually we can reduce the pressure tanks from 8 to 4. Pete's Electric certified the wiring of the new variable pump system and controller on June 3, 2024 to prevent fire or electrical shorting due to the new wiring scheme.

The Phase II/III pump house system was never designed for the demand homeowners place on the equipment during the summer time lawn watering. We are trying to be proactive in replacement of key equipment prior to either of our water pump house systems failing.

- Brian Corson-Marquess clarified that when both pump houses were designed, neither pump house was designed to provide water for lawn irrigation... only to provide water for household water demands such as showers, toilets, dishwashers, etc. Long story short things that were done concerning our pump house weren't necessarily what should have been done. We have water systems that are being utilized in a manner that they were not designed for. This is causing premature wear on parts including the pressure tanks and pumps. Utilizing the variable speed - on demand pump should help us with our water needs. The old pumps are On-Off pumps where the on demand - variable pump is always on producing water as needed. Using the old pumps in combination with the pressure tanks gave the water system a buffer zone of water and pressure. In using a variable speed - on demand reduces this need for a buffer zone or back up supply of water and pressure. We do not know by how much this will help our water system. The problem is where there is more draw down on the pump system than it can handle... such in the case of everyone trying to water their lawns at the same time during the day. Unless we had an additional pump in place, this problem of low water pressure will exist forever until homeowners can spread out their watering so that it doesn't overlap with other homeowners watering their lawns.
- Craig Milam added that currently we are operating with only one 5HP on demand - variable pump and seven pressure tanks. Pump One is now a standby pump in the case our on demand - variable pump fails. If we were to use two on demand - variable pumps at the same time the combination of the two pumps would put too much pressure on our waterlines and possibly cause a water line break.
- Brian Corson-Marquess finalized the topic by saying that we are trying to spend our HOA money wisely. Yes this is new technology, but the old technology has not been cost effective nor did it serve community well during peak usage during the summer months. We hope that this investment in new technology is a worthwhile investment that meets our HOA needs down the road.
- Michelle Milam added that with the purchase of this new on demand - variable pump we will not be replacing the remaining pressure tanks in Pump House II/III in 2025 at a cost of \$7200. We are currently operating on seven out of eight pressure tanks. The specs on this pump show it only needs four pressure tanks. So the HOA will use the available pressure tanks until they fail and then we can assess the need for new pressure tanks as we need them.

TWO PROBLEMS: AVAILABILITY AND COST INCREASES. The pressure tanks for Phases II/III were needed immediately. The Missoula supplier had none in stock and we had to order the tanks and pressure switches which were a month out after our order. Lucky for us we were not in the middle of a hot summer with the demands watering our lawns make on our pump systems. Pressure tank costs have skyrocketed from \$600 per tank in 2013 to \$1800 in 2024 per pressure tank. This does include the cost for pressure tank removal, installation and tank disposal. Now with the new pump system using an on demand - variable pump, if our main pump ever goes out we have a back up system with Pump One. This should give us the time to order parts and get our pump house up and running as it should be.

Pump House Phase I (Mullan Road):

Pump House Phase I (Mullan Road) has the worst infestation of ground squirrels I have ever seen since I have been working with the pump houses. I am doing my best to solve the problem keeping within the guidelines of the DEQ and DNRC. If I can not persuade the critters to move or to quit burrowing under Pump House I; we may have to hire professional help. They love to chew on the wiring which is below ground under our pump houses. In short a very costly repair if it were to happen.

Big THANK YOU goes out to Ardina Stobie and Eric Bearden for helping me with my problems around Pump house I.

The June Meeting of 2025 we will be Voting for Board Members:

-The terms of all five current board members will be completed on December 31, 2025. Existing board members are eligible for reelection onto the board. Board members will be voted on at the June 2025 General Meeting. Replacement board members will become immediately active board members; while current board members who are no longer members of the board will still remain on the board in an advisory status or for instructional purposes until December 31, 2025.

-We are looking for homeowners who want to participate and put time into bettering our three communities.

-KRHA HOA is required to give a report of showing current board members to the Montana Secretary of State each January 1 or new year.

New Board Term will be from 2025 to 2030. We are looking for a homeowner with knowledge of pump systems that can learn the operations of our two pump stations.

- Maria McLean thanked all the board members for their work. All board members appreciated her positive comment.

Craig Milam stated to the group that we are all property owners who should have one goal in mind and that is to try to get the best value for our property and homes that we possibly can when we have to sell our homes. In addition as a board we do the best we can with money entrusted to the HOA no matter how large or small the purchase requirements may be.

- Buz Blass added that the current board has been doing this since 2013. All five board members get no money for their service to the HOA. It is a thankless job. There are times when you have to sacrifice your time when you least want to. Buz told of when he had to spend Christmas at the pump house helping with a repair that needed to be done so Saint Andrews and Wild Goose could have water over the holidays. Again Buz repeated it is a thankless job. It is hard to understand why there are homeowners who complain without knowing all the facts. As a board we hide nothing from the homeowners. In the end we are all just homeowners and we are doing our best to look forward with the communities needs and keeping things looking nice. Buz thanked the homeowners for putting away their trailers and helping follow the covenants.

Michelle Milam:

The State of Montana is once again issuing property tax rebates. The state will be mailing out post card reminders in June or July of 2024. You must submit a claim for this rebate on-line or complete a form and mail it starting August 15th through Oct 1st, 2024. Please go to the CONTACT page at www.kingranchhoa.org for the Montana State Rebate Link.

Marvin Stern:

We lost a valuable member of the King Ranch Family. With his wit and wisdom he touched everyone he met and especially those who lived in our community. Sherry Stern will be celebrating Marvin with a Celebration of Life at the King Ranch Golf Course July 19th, 2024 at 3:00 PM.

- Buz Blass added that Sherry Stern has taken over the remainder of his term on our HOA board.

No New Business:

Meeting was adjourned at 8:05 PM.

The current Board members and their assigned terms:

Josh Hinrichs, Director of Phases I, II and III, President, 370-9343 (3 year Term to 2025)

Buz Blass, Director of Phases III, Vice-President, 240-1145 (3 year Term to 2025)

Brian Corson-Marquess, Director of Phase II, 544-7315 (3 year Term to 2025)

Marvin Stern, Director of Phase I, 626-1505 (3 year Term to 2025)

Craig Milam, Water Manager, Secretary and Web Site, 240-9345 (3 yr term 2025)

Michelle Milam, Treasurer, 240-9345 (3 yr term 2025)

***Meeting Minutes Prepared by Craig Milam, Secretary, for KRHA and reviewed by all current members of the board.