

**King Ranch Homeowners Association General Meeting**  
**King Ranch Golf Course Restaurant**  
**June 24, 2024**

**Attendees:**

**Phase I - Mullan Road:** Rose Sorensen, Sherry Stern, Ardina Stobie, Todd Wolff,

**Phase II - Saint Andrews Place:** James Lucas, Carol McLean,

**Phase III - Wild Goose Lane:** Buz Blass and Elaina Blass, Kristee Garr and Chuck Nieblas, Maria and Todd McLean, Michelle and Scott McLinden, Craig Milam and Michelle Milam, Rebecca Ottinger, Arky Williams,, Casey Zimmerman (Jack and Alice McInerney),

**King Ranch Water Manager:** Chuck Weihe

**King Ranch Snow Removal Service and HideAway Storage:** Carl and Julie Hoyer

***Neighbor Meet and Greet of Homeowners from 6:00 to 6:40 PM:*** A meet and greet between the three communities of King Ranch was the focus of the 2025 KRHA General Meeting. ***This event let neighbors get to know each other better, which hopefully leads to stronger community relationships, a sense of belonging, and a more welcoming community environment.***

- First round of beer was donated by the King Ranch Restaurant - Casey Zimmerman.
- Tacos were prepared by the King Ranch Restaurant and paid for by Michelle and Craig Milam.
- A second round of beverages from the bar was paid for by Carl and Julie Hoyer advertising HideAway Storage.

**Call to Order:**

KRHA Secretary, Craig Milam welcomed the homeowners to the 2025 King Ranch General Homeowners Meeting at 6:40 PM and then called the meeting to order. *(The 2025 social went a bit longer than expected. Everyone was having too much fun!)*

**First Agenda Item:** *Ledcor Restoration of All Three Phases:*

Craig Milam started the topic by stating that all emails and correspondence have been distributed to all homeowners by email. Craig further stated that a follow up email was sent to Troy Wright, Ledcor, identifying areas of concern which included paving and asphalt replacement, payment of \$75.00 for water testing, removal of all white, red, orange wire flags, location stakes, filling of drill holes, decorative rock replacement, and etc. Also Craig stated he had talked to Jeffrey Nelson Charter Action Coordinator for the project and Jeffrey gave assurances that all repairs would be completed.

Most important question asked by the homeowners in attendance was the following:

**WHEN will Ledcor complete the repairs? UNTIL LEDCOR DOES ALL REPAIRS PROMISED BY TROY WRIGHT... THE KING RANCH BOARD AND THOSE IN ATTENDANCE AT THE JUNE 24TH GENERAL MEETING ARE ALL IN AGREEMENT WE STILL RECOMMEND TO HOMEOWNERS THAT YOU **DO NOT SIGN UP FOR SPECTRUM!** IT IS OUR ONLY MEANS TO INSURE THE REPAIRS TO OUR COMMUNITY ARE COMPLETED!**

The consensus of those in the General Meeting was if Ledcor has not completed the repairs by the end of August the King Ranch HOA Board will be in contact with our attorney, Kevin Jones, to seek legal advice. Kevin has dealt with these matters before concerning other subdivisions that have encountered the same problems we have with Ledcor.

**Second Agenda Item:** King Ranch Water Rights - DNRC:

Craig Milam stated that the Department of Natural Resources and Conservation notified the King Ranch Homeowners Association in 2003-2004 they were requesting information concerning our water rights for King Ranch Phase I/II/III. In 2004 I was required to locate our three well drilling logs and to retrieve them from their files of well drill logs that had no apparent owners. Apparently if the well drill logs were not filed correctly the well logs were placed in a LOST FILE and the well owners were required to find and retrieve them at the DNRC office. I successfully found two of the three. Later Sue Clark, who worked for the DNRC, located the third King Ranch Well Drilling Log. (See our website at [www.KingRanchHOA.org](http://www.KingRanchHOA.org)) In addition I was to compose a paper on the Lake Glacial Missoula Aquifer. The paper was submitted successfully. Then as an HOA we were told to keep monthly records of water usage at both pump houses. Bottom line was our HOA was using way more water than allocated by our water rights. **ALL THREE COMMUNITIES WERE TO BE HOOKED UP TO THE KING RANCH GOLF COURSE IRRIGATION WATERING SYSTEM. IT NEVER HAPPENED. THIS IS WHY OUR WATER DISTRIBUTION SYSTEM IS NOT ADEQUATE FOR LAWN WATERING IN THE SUMMER SEASON PLUS CAUSING LOW HOUSE HOLD PRESSURE.**

In 2008 I was personally contacted by Jim Nave of the DNRC. I was the only contact he could reach out to from the King Ranch Homeowners Association. Once again the meeting was in regards to Phase II/III water rights. After a question and answer period Jim Nave's only statement to me was to keep accurate records of our water usage on "both pump houses" twice a month. Unfortunately no records were kept on both pump house after I left the board in 2008.

Since 2013 when I became involved with the board again water usage and repair records have been kept for the DNRC and DEQ.

On June 11th, 2024 our HOA was once again contacted by the DNRC, concerning our water rights. Michelle and Craig Milam met with Benjamin Thomas, Jim Nave (Benjamin Thomas's boss), and one other DNRC representative. Michelle and I presented our position as an HOA once again.

Michelle and I stated that as an association we can not comply with the water rights simply because we have no means to comply. Originally Bud King was suppose to supply all irrigation water to all 36 homes from the King Ranch Golf Course irrigation system. Our homes were to be supplied by a separate water system for drinkable home use water. To support this on Phase I (Mullan Road) irrigation pipe were supplied to the eight home lots from the golf course but never hooked up or connected. For our HOA to have a separate irrigation system for all three Phases using Clark Fork or Mill Creek water would cost the association a million dollars or more. The HOA homes are not metered so we can not monitor water use at the individual home level. We would have to be metered in order to control how much water individual homes use. Plus our association can not afford to put water meters at every home.

After all three DNRC representatives listened and digested what we had to say... once again the DNRC stated they would get back with us. Also stating as an HOA we would have to have someone or a company compose a HYDROLOGIC AND NITRATE ANALYSIS of our aquifer and neighboring aquifers before the DNRC could proceed changing our water rights. This Hydrologic study would have cost our HOA thousands of dollars. Fortunately a complete Hydrologic and Nitrate study had been done by Howard Newman in January 19, 1992 for Bud King. Chuck Weihe supplied the report to HOA. This report was then submitted about one week later to Benjamin Thomas and placed on the King Ranch Website. Then the DNRC requested five (5) past years of water usage on Phase II/III. The five years of usage total were submitted to DNRC.

No more has been heard from the DNRC since.

Michelle Milam reiterated what has been stated in past General Meetings. We have to continue to be compliant with water testing, monitoring of both pump houses, and being current with DEQ inspections.

In conclusion our HOA has not gotten a satisfactory solution from the DNRC to our water right issue caused by the transfer of properties from Bud King to George Sherwood. Our association may require legal help to resolve this issue if the DNRC brings it up once again in the future.

Another question was posed by an attendee. What are the water dues used for. Michelle Milam responded by saying that the dues go to Common Area insurance, HOA Board Insurance, mail box upkeep. pump house repairs, water testing, and stamps. All printer ink, paper, envelopes. labels, gas, and other costs Michelle Milam runs through her business. Running these items through Michelle's business helps

towards the replacement costs of pumps which seem to happen every three to five years. Capital Water Fund is being put into savings and we have not spent a cent of it to date. Water Dues have remained the same since October 21, 2019.

Elaina Blass asked what would a water bill be if we were billed at the rate of Missoula water usage. Michelle stated that she could only speak on her Mom's usage on Goodan Lane. Her Mom's summer usage cost ranged from \$250.00 to \$400.00. Missoula City charges \$60.00 per month but when you go over your maximum amount of gallons used the cost goes up exponentially. Julie Hoyer stated that Elk Meadows had a base rate of 3500 gallons for \$40.00. From 3501 gallons and up the cost became prohibitively expensive.

**Bottomline our water dues are dirt cheap considering how much water both pump house's use. As an HOA we must be constantly vigilant to new rules and regulations so as to keep our water systems private and under our control.**

**Third Agenda Item:** *Voting for New Board Members:*

Voting discussion was open to the floor. Craig Milam spoke first stating that he was maxed out with HOA duties. New action issues are going to be the responsibilities of the President and Vice-President in the future.

All duties for all HOA positions are posted on our website. The president's prime responsibility to the HOA is to spend their time acting as a facilitator and communicator among the other board members and the directors of the three phases or communities. Sign the HOA tax return and act on issues affecting the communities. Currently the President and Vice-President are responsible for locating and purchasing a replacement cluster box for Phase III, the eventual road repairs on our private roads caused by Ledcor, and future issues.

Everyone wanted someone young to get on the new board. Unfortunately it did not happen.

The New and Current Board Members for 2025 to 2028 and their assigned terms:

Josh Hinrichs, Director of Phases I, II and III, President, 370-9343 (3 year Term to 2028)

Buz Blass, Director of Phases III, Vice-President, 240-1145 (3 year Term to 2028)

[Brian Corson-Marquess, Director of Phase II, 544-7315 \(3 year Term ending December 31, 2025\)](#)

[Sherry Stern, Member at Large, 626-1505 \(3 year Term to 2028\)](#)

[Ardina Stobie, Director of Phase I, 239-0983 \(3 year Term to 2028\)](#)

Craig Milam, Water Manager, Secretary and Web Site, 240-9345 (3 yr term 2028)

Michelle Milam, Treasurer, 240-9345 (3 yr term 2028)

*Carl Hoyer spoke that during the winter he would be willing to plow out your driveway so all homes look lived in. Yes he is in charge of snow removal, but more importantly Carl does not want thieves looking in or around our neighborhoods. If you are going to be gone a week or more he will gladly plow out your driveway to make it look like you are home. Carl's mobile phone number is (406) 544-7315.*

Meeting was adjourned at 7:09 PM.

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