

King Ranch Homeowners Association General Meeting
King Ranch Golf Course Restaurant
June 29, 2026

Attendees:

Phase I - Mullan Road: Sherry Stern, Ardina Stobie,

Phase II - Saint Andrews Place: Josh and Billie Hinrichs, Liz and Doug Delaney

Phase III - Wild Goose Lane: Buz Blass, Kristee Garr and Chuck Nieblas, Maria McLean, Craig Milam and Michelle Milam, Eric and Casey Zimmerman

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

Neighbor Meet and Greet (5:30–6:05 PM)

The evening began with an informal Neighbor Meet and Greet, giving homeowners from all three King Ranch communities an opportunity to reconnect with familiar faces, welcome new neighbors, and enjoy conversation before the business meeting. The gathering was well attended, with plenty of laughter and lively discussion, making it a great start to the evening.

The first round of refreshments was generously donated by Craig and Michelle Milam.

A second round of beverages was generously sponsored by Carl and Julie Hoyer in support of HideAway Storage.

Call to Order

KRHA Secretary Craig Milam welcomed the homeowners to the 2026 King Ranch Homeowners Association Annual Meeting and called the meeting to order at 6:06 PM. The social portion of the evening extended a few minutes beyond the scheduled time—a testament to how much everyone enjoyed visiting with friends and neighbors. As a group we hope everyone attends the 2027 General Meeting.

Old Business: Craig Milam gave a quick review of last year's meeting and highlighted the important items as follows:

LEDCOR / Spectrum Project Update

The first item of business concerned the status of the LEDCOR/Spectrum fiber installation project. Homeowners were advised that several repairs to homeowner properties previously promised by Spectrum representatives Troy Wright and Jeffrey Nelson remain incomplete.

Until all agreed-upon repairs have been satisfactorily completed, the King Ranch Homeowners Association continues to recommend that homeowners **not subscribe to Spectrum services**. The Board believes this remains the most effective means of encouraging Spectrum to fulfill its commitments to restore the community to the agreed-upon condition.

Craig Milam reported that during his most recent conversation with Jeffrey Nelson, it became evident that Spectrum was not intending to complete all of the previously agreed-upon repairs. Mr. Nelson strongly requested that the KRHA rescind its recommendation that homeowners not subscribe to Spectrum services. Mr. Milam declined that request, explaining that the Association's position will remain unchanged until all outstanding repairs have been completed.

It was also noted that homeowners now have several competitive high-speed internet options available, including Verizon Home Internet, T-Mobile Home Internet, and Starlink, among others, providing residents with additional choices while the outstanding Spectrum issues remain unresolved.

King Ranch Water Rights – DNRC Update

Craig Milam reported that the Montana Department of Natural Resources and Conservation (DNRC) has not yet contacted the Association regarding the correction or a reissue of corrected water rights for the three King Ranch communities. He noted that, provided the Association continues to meet all required water testing, system monitoring, and regulatory compliance obligations, the communities should remain, hopefully, in good standing with both the DNRC and the Montana Department of Environmental Quality (DEQ). Plus when requested by the DNRC the King Ranch Homeowners Association provided a Hydrologic and Nitrate Study of King Ranch that was completed by Howard Newman in 1992. No further requests have been made by the DNRC.

Water Capital Fund – Update

Michelle Milam reported that, with the July 1 billing cycle, the Association has completed three years of its six-year Water Capital Fund program. To date, as of June 30, 2026, homeowners have been billed for 30 of the 72 scheduled monthly assessments.

She further reported that no major water-system repairs requiring use of the Water Capital Fund have been necessary during this period. As a result, the funds remain on deposit and are earning interest. The interest earned on the Water Capital Fund is being deposited into the Association's General Fund to offset the tax liability associated with that income.

Michelle also noted that quarterly financial statements are distributed to all homeowners to provide ongoing transparency regarding the Association's financial condition. Homeowners were reminded that the Association's financial records are available for review upon request, consistent with the Association's open-books policy.

Third Agenda Item: Election of Board Members

The floor was opened for discussion regarding the election of the new Board members last year.

Craig Milam addressed the membership, explaining that his current responsibilities as Secretary and Water Manager have reached a level that no longer allows him to assume additional Association duties. He stated that, going forward, new projects, operational matters, and other responsibilities outside the scope of the Secretary's position should be directed to the President and Vice President in accordance with their leadership roles and the Association's governance structure.

Mr. Milam emphasized that this clarification is intended to promote a balanced distribution of responsibilities among Board members and to ensure the continued effective management of the Association.

New Business:

PFAS Monitoring Requirements Update

Craig Milam provided an update regarding new PFAS (Per- and Polyfluoroalkyl Substances), commonly referred to as "forever chemicals," monitoring requirements. He explained that public water systems serving 15 or more service connections are required to conduct PFAS monitoring in accordance with the National Primary Drinking Water Regulations (40 CFR Part 141, Subpart Z).

Mr. Milam reported that the Association has applied through the Montana Department of Environmental Quality (DEQ) to receive two complimentary PFAS tests during the 2026 monitoring period. According to the Association's Water System Manager, Chuck Weihe, the estimated cost of the required testing, if not covered by the program, is approximately \$570. The testing is required at the entry points to the community's water distribution systems to determine whether PFAS compounds are present.

Mrs. Milam commented that, if no PFAS compounds are detected, it would be reasonable to advocate for reducing or eliminating the need for repetitive testing in the future, subject to applicable federal and state regulatory requirements.

During the discussion, Brian Corson-Marquess asked whether the PFAS monitoring requirement was mandated by the federal government or the State of Montana. Mr. Milam responded that, to the best of his understanding, the requirement involves both federal regulations and state implementation. He noted, however, that he could not definitively identify which requirements originated at the federal level versus those administered by the State of Montana.

Private Road Concerns

Josh Hinrichs expressed concern about our private roads on Wild Goose Lane and Saint Andrews Place which have been in service since 1996. Josh emphasized these are King Ranch Association Private roads not maintained by Missoula County and they are badly deteriorating. The roads have had no work done on them for at least 12 to 15 years.

Asphalt road decay is a continuous, accelerating process dictated by environmental elements (sun and water) and traffic weight. It typically progresses through **five distinct phases**, moving from a newly paved surface to eventual structural collapse.

Phase 1: Peak Performance (Years 0–3)

- **Condition:** Freshly paved, flexible, and deep black. Asphalt binders perfectly coat the aggregate.
- **Maintenance:** None required, but keeping the surface clear of debris and limiting heavy vehicles will protect the new surface.

Phase 2: Early Aging & Oxidation (Years 4–7)

- **Condition:** Sun exposure and oxygen begin to break down the asphalt's binding resins. The color fades from black to gray, and the surface becomes brittle. Hairline cracks may appear.
- **Maintenance: Sealcoating** and crack-filling should be done to prevent water from seeping into the sub-base.

Phase 3: Gradual Deterioration (Years 8–15)

- **Condition:** Cracks widen, and "raveling" begins (where the top aggregate crumbles and washes away, leaving a rough surface). Water infiltration accelerates.
- **Maintenance:** Requires routine crack-sealing and targeted **patch repairs** to prevent severe base erosion.

Phase 4: Structural Distress (Years 16–20)

- **Condition:** Cracks become interconnected (known as "alligator cracking") indicating sub-base failure. **Rutting** (depressions in the wheel paths) and large **potholes** appear as base materials wash away.
- **Maintenance:** Simple patching is no longer sufficient. Major rehabilitation is required, such as **milling and resurfacing** or applying a new asphalt overlay.

Phase 5: Total Failure (Years 20+)

- **Condition:** The road loses its structural capacity. Alligator cracking and large blowouts are widespread. The sub-base is completely compromised.
- **Maintenance:** Surface treatments are ineffective. The only solution is complete **removal and full-depth reconstruction**.

Josh Hinrichs stated that our roads are nearing total failure. In his opinion we have two options. One: hot tar crack sealing with pressure crack blow out before tar is applied and a road chip sealing (Gravel, hot tar, and pressure roll) which could save our private roads for another ten years. Or Two: wait and then start filling pot holes. Eventually if we do nothing we will have to replace the roads at a huge expense. Josh emphasized that this is an issue we can not ignore much longer. Josh finished by saying he wasn't proposing a solution to this problem. He was just preparing everyone that we will have to generate funds as we are doing with the Water Capital Fund to address this issue or live with the fact that we will be driving on gravel and dodging pot holes. Josh emphasized we need to act now or at least in the next year or two.

Craig Milam stated that his concern was the areas of private road that covered our Public Utility Areas. If at such time if we have chuck holes develop they will be instantly addressed due to concerns of winter driving forcing ice into our water pipes possibly causing freezing issues. If this happens the Board has the authority to declare an emergency assessment and assess home owners accordingly for these critical road repairs.

Josh Hinrichs added that ornamental river rocks on the private roads dig into our road and further degrade our road surfaces. He asked homeowners not to drive over them and to please pick them up off our private roads and place them back where they belong.

Community Safety Initiative

Carl Hoyer informed the membership that, during the winter months, he is willing to plow the driveways of homeowners who will be away from their residences for a week or longer. While Carl is

responsible for snow removal throughout the community, he explained that this additional service is intended to help unoccupied homes appear active, thereby reducing the likelihood of attracting unwanted attention from potential thieves or vandals.

Homeowners planning an extended absence are encouraged to contact Carl in advance so arrangements can be made for driveway snow plowing. He can be reached at (406) 544-7315.

Meeting was adjourned at 6:41 PM.

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 to 2028)

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)

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