

Miller Canyon Ranch Road Home Owners Association Meeting- July 11, 2020

Meeting began at 10:10 am.

Introductions occurred for all members present.

Noted the meeting was to be respectful, all opinions mattered and things will be discussed openly.

Verified all Proxy's were received prior to the meeting beginning.

- 1- Angie Z Dunich provided information in regards to hiring a property management company. Stated she spoke with several agencies and gave members a list of the companies she spoke with or attempted to speak with.
 - a. Seven different companies, five do not handle what our HOA does, only two others do.
 - b. Bray states they could do it and was to send a representative to provide details. Representative Lauri was unable to make it due to a family situation.
 - c. Cost \$3000 a year, \$133 increase to HOA dues per lot.
 - d. Determined to try Bray for a year and use funds in the account to pay for this one year trial. If everyone likes it afterwards, dues would increase.
 - e. Details of what Bray would handle:
 - i. They host the HOA meeting along with taking the minutes
 - ii. Collect dues
 - iii. Facilitate between members
 - iv. Address issues that go against CCR's
 - v. Handles the Road & cattle, etc.
 - vi. Access to Legal team
 - vii. Legal team could update CCR's, but that would be an extra cost \$2-3000 additionally
 - viii. Access to accountant team, additional cost of \$170 to use.
 - ix. Any member can contact the property management- not just the Board members

Agenda item was tabled until after Treasurer's report and later passed

2- Liability Insurance

- a. Annual Policy; includes medical coverage
- b. Increase medical coverage- to be handled by new board

3- Internet Tower

- a. Commercial vs. Utility- (Last year HOA meeting it was decided Internet was considered a utility- due to the confusing nature including the law and still being decided at a higher level, it is undecided if it is a utility)
- b. Single use vs. Multi Point use

- c. Moved to strike the Internet tower from the agenda-
***** Add Chaz's notes to the minutes RE: this*****

NO FURTHER DISCUSSION ALLOWED REGARDING THE INTERNET BEING A UTILITY- DETERMINED THE HOA BOARD MEETING WAS NOT THE TIME, NOR EXPERIENCE LEVEL, TO DETERMINE SUCH.

4- Signage

- a. Ag Business- voted to allow a sign to advertise including commercial operation
 - i. 2 square foot max
 - 1. Yes vote= Want to allow for signage for business in subdivision
 - 2. No vote= No signage for business in subdivision

Motion did not pass- no Signage allowed

5- Update CCR's

- a. Motion for arbitration-mediation on interpretation of the CCR's.
- b. Members pay someone to review CCR's
- c. Requested members create a list of concisely stated issues
- d. Cap on payment, no more than \$1000, to have a an independent, legal entity, attorney to review CCR's, answer basic questions to update to modern language and issues.
 - i. Yes= In favor to hire legal entity for Review Only of CCR's
 - ii. No= Not in favor to hire legal entity for Review Only of CCR's
 - 1. Motion Passed- Action by the New board to determine

6- Motion to Absolve CCR's- no second- Motion did not carry.

7- Road Maintenance-

- a. No gravel was ordered for 2019-2020 year
- b. Concern for upcoming BLM lease
- c. Road Maintenance Crew has up to \$4000 to maintain roads- use at their discretion- already approved in the budget.
- d. Plowing done by 3 members, their dues are waived

8- Grazing Lease

- a. Three-year lease- state regulation with the county adopting any changes needs a new recording completed, lease needs to have contact information and monetary value included
 - i. Incoming Board to handle

9- Treasurer's Report

- a. Norm LaChance officially resigned as treasurer
- b. Bray Property Management CO.
 - i. \$4000 a year- to come out of the yearly budget
 - 1. One Year only to determine if it is worth it
 - a. Incoming Board to hire Bray for \$250/Month as property management company to help manage board duties.

i. Motion Passed.

10- Election of Board Members

- a. President: Keith Walker
- b. Vice President: Tom Cronk
- c. Secretary & Treasurer: Bray Company
- d. Member at Large: Rick Maceyka

11- HOA Board Meeting 2021

- a. Available Dates: June 4 or July 9 (subject to Bray's schedule)

12- Adjourned: 1:00 pm.