

# 2024 ANNUAL MEETING MINUTES

## Miller Canyon Ranch Homeowners Association

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June 13, 2024 @ 6:00p.m. – 640 Belford Avenue. Meeting called to order by Mary Gotchey with HOAServices

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<b>In Attendance Board</b>	<b>Proxies</b>	<b>Management- HOAServices</b>
Brant and Lori Westermire (zoom)		Mary Gotchey
Bronwyn Malott		
Charles Crawford		
Charles (Chaz) Evanson (zoom)		
Claudia and Michael Lamkin		
Craig and Judi Holm		
Eric and Lora Wacker		
Jason Brown (zoom)	2 proxies received.	
Keith Walker		
Markus Oharek		
Miller Family Memories Trust LLC		
Michael Kohnke		
Todd Fosbenner and Anne Mueller		
Tom Cronk		
Christi Walker		
Janelle Westermire		

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With 2 proxies received and 16-unit owner's present, it was announced that quorum had been achieved.

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### **Introductions**

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Mary Gotchey (hereby referred to as Mary G.) introduced Herself as being with HOAServices.

The Board introduced themselves:

Charles Evanson  
Bronwyn Malott  
Lori Westermire

The owners then introduced themselves.

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### **Approval of 2022 Minutes**

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Mary G asked for a motion to approve the 2023 Minutes.

First motion: Bronwyn Malott

Second motion: Lori Westermire

None opposed, 2023 are minutes approved.

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## Budget

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Mary G opened the discussion on the proposed 2024 Budget.

- Mary G noted that money will start going into the capital reserves this year and that dues are not going up.
- One owner asked if the road repair and maintenance was going to the \$1,500 in the budget for this year
  - It was noted that yes, this is the planned amount as they are not planning to put down any gravel this year
  - One owner mentioned that we got the road in pretty good shape last year, but we should consider putting some more down this year.
  - Previous owner stated that the only reason he mentioned that point was because it seemed like a reasonable number
    - Mary G. explained that as she understands it there are a number of volunteers that maintain the road and when gravel is not being put down Mark S believed that was a reasonable number.
      - It was noted that laying gravel is expensive and you have to take in account the fuel and personal.
  - Mary G noted that the insurance didn't raise
- Chaz asked for a motion to approve the budget as it stands with dues being \$400.00 per lot.
  - First motion: Bronwyn Malott
  - Second motion: Charles (Chaz) Evanson
  - None opposed.
  - 2024 Budget passes

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## Elections

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Mary G. opened the 2024 elections. All position open for a 1-year term

- Charles (Chaz) Evanson for President
  - First motion: Janelle Westermire
  - Second motion: Markus Oharek
  - None opposed.
    - Charles (Chaz) Evanson for President 2024-2025
- Brant Westermire
- for Vice President
  - First motion: Lori Westermire
  - Second motion: Markus Oharek
  - None opposed.
    - Lori Westermire for Vice President 2024-2025
- Bronwyn (Brownie) Malott for Secretary
  - First motion: Charles (Chaz) Evanson
  - Second motion: Markus Oharek
  - None opposed.
    - Bronwyn (Brownie) Malott for Secretary 2024-2025

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## Discussion on New and Old Business

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Mary G opened the discussion on old and new business

- Eric Wacker discussed the grazing of cattle
  - Requested an updated contact list so that he can keep the community updated
  - Discussed the partnership that he made with the Elk Reserve as their grazing manager
  - Expressed he is trying to ensure transparency
  - Will be in Miller Canyon for the most part (about 3 weeks), next year will be a whole other story. Have them on Miller Canyon, BLM adjacent and Elk Reserve around the 25th, and they should be on all the properties by 8/31 this year. Could change next year
  - Will keep the community posted. Any questions please contact Eric Wacker
  - It was explained that as soon as the cattle arrive the county will receive a copy of the agreement. As appropriate. Again, any questions refer to Eric Wacker.
  - Eric discussed his plan
  - It was noted that the BLM lease has 8 more years, so the county can't raise our taxes for the next 8 years.
  - One owner asked if the agreement would get sent out to everyone
    - Eric explained that he is not a lawyer and that he is writing a lease agreement with the information that has been provided to everyone so that if something happens it comes back to Eric. Once signed it will go to the county. All honest transparency.
  - One owner brought up how he heard that there may be a requirement of some sort of money transaction between the grazer and the landowners.
    - Eric is working with Mark to pay a small amount this year
      - Could be more in the future
- Charles (Chaz) Evanson opened the discussion on who wants to volunteer for the road maintenance
  - Discussed who was on the road maintenance team last year
  - Road maintenance team for this year will be the following: Brant Westermire, Michael Kohnke, Markus Oharek, Eric Wacker, Tom Cronk, Jason Brown, and Charles (Chaz) Evanson
- Charles (Chaz) Evanson opened the discussion on who wants to be on the snow removal team
  - Normally there are 3 people that volunteer, and they normally get their dues waived
  - Snow removal team for this year will be the following: Brant Westermire, Jason Brown, and Charles (Chaz) Evanson. Keith Walker will help if needed.
- One owner mentioned the electrical gates that were discussed at last year's meeting and asked if it was tabled
  - Charles (Chaz) Evanson mentioned that at the end of the last meeting they had decided to hold off. One issue is finding volunteers to be on call for gate issues. Discussed having a special assessment to get it done but need to do a cost assessment and have a special meeting later.
- One owner proposed dues increase to \$500.00 in order to get a few projects completed and build the capital reserve (Examples are rocks for the road or the gate)
  - Mary G. explained that 2024 budget has already been approved
  - The HOA can issue a special assessment or bring up raising the dues next year
  - Dues were raised to \$400 four years ago
  - Board can discuss on how to plan for the future, so the members don't get hit with a huge assessment
- Discussion among members on how the gate used to be and that new stuff is different
  - Needs a sign to not harass the owner by the gate
  - Jason Brown stated that if the HOA wanted to go down this road that he would imagine that the HOA would want to buy a really nice gate that wouldn't cause someone to consistently to by

house. Jason also mentioned that you get a lot of people that don't like the gate that break the gate on purpose.

- One owner mentioned the fact that there is a sign on 21.5 rd. that says no access
  - Additional signage would have to be put up
- It was noted that just adding signage could detour people
- Discussion on speed limit signs
- One owner stated that he never received the annual meeting packet in the mail
  - Mary G requested that he review his contact information on the sign in sheet. Mary G asked who all did not receive the packet in the mail and only 1 owner raised their hand.
    - Mary G stated that she would look into on managements end, but also noted that we have been experiencing a lot of issues with the postal service.
    - Mary G stated that that she will make sure that we email packet as soon as we mail it out as a safeguard.
- Eric Wacker discussed signage for cattle grazing
  - Specifically, the 25pmh speed limit signs (use craigs signs)
  - Mary suggested taking a poll of who was in favor and then the board can discuss further and work with Mark
  - Lori Westermire stated that we have had signs on both gates for years and we still get trespassers
    - Unsure of putting a speed limit sign because its not a county road that has be constructed for a specific speed and put us at more of a liability
  - Mary G suggested that we table for now and if the board wants to revisit they can

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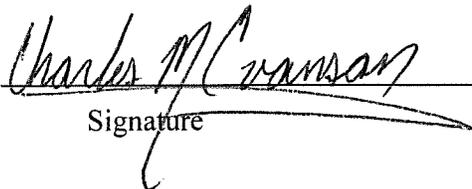
## Adjournment

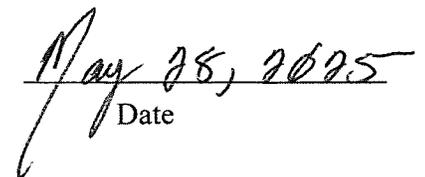
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With no further business to discuss, Mary G. asked for a motion to adjourn the meeting.

- First motion: Bronwyn (Brownie) Malott
- Second motion: Markus Oharek
- None opposed.

The 2024 Annual Meeting was adjourned at approximately 6:50 p.m.

  
Signature

  
Date