

2025 ANNUAL MEETING MINUTES

Miller Canyon Ranch Homeowners Association

May 28, 2025 @ 6:00p.m. – 640 Belford Avenue. Meeting called to order by Rebekah Webb with HOAServices

In Attendance	Proxies	Management- HOAServices
Bronwyn Malott Charles (Chaz) Evanson Michael & Claudia Lamkin Judi & Craig Holm Eric & Lora Wacker Gara Wegrich Mike Miller Janelle Westermire David & Bronwyn Malott	3 Proxies	Rebekah Webb

With 3 proxy received and 15-unit owner's present, it was announced that quorum had been achieved.

Introductions

Rebekah Webb introduced Herself as being with HOAServices.

The Board introduced themselves:
President: Charles (Chaz) Everson
Secretary: Bronwyn Malott

Approval of 2024 Minutes

Rebekah W asked for a motion to approve the 2024 Minutes.

First motion: Bronwyn Malott

Second motion: Charles (Chaz) Everson

2024 are minutes approved.

Discussion on New and Old Business

The discussion was opened for new and old business

- Education Center: A brief discussion of education initiatives and agenda to discuss.
- Community Center Meeting Location: Discussion of potentially moving future meetings to the Community Center.
 - Motivated by the desire to accommodate fully online participation.
 - Rental cost is estimated at \$50 per meeting. Additional expense that will need to be covered.
 - Internet availability at the Community Center was discussed.

- Motion to use the Community Center for the next year
 - First Motion:
 - Second motion:
 - The motion passed.
- Discussion on Eric's Email & Financial Savings: Discussion of the email sent by Eric regarding property tax evaluations and the resulting savings for homeowners.
 - Eric's work is estimated to be saving homeowners approximately \$1000 per year.
 - Total savings for the community are estimated at \$2820.
 - The management plan for this year will be similar to last year's, with the same number of cows and similar activities such as watering, monitoring, and fencing.
 - There was appreciation for Eric's work
- Discussion on HOA Benefits and Cost Savings
 - HOA discussed the possibility of providing small benefits to property owners who contribute significantly to HOA projects, such as waiving fees or offering reimbursements for expenses like tools and gas.
 - They also considered negotiating changes to the grazing lease after 2032 and reducing the number of snow plows to save costs.
 - HOA proposed creating a position paper to outline reimbursement options for materials and gas, similar to the snow plowing system, and suggested waiving fees for those who contribute significantly to HOA projects.
- Discussion on Cattle Grazing
 - Discussion on grazing rights and fees for cattle on private properties. Eric, who manages grazing permits, expressed frustration that he was being accused of extortion for not charging fees, as he was already investing time and money into the process.
 - Lori suggested that the board should remain unbiased in discussions about road maintenance and grazing rights.
 - The board agreed to remove the grazing rights discussion from the agenda to allow for a more civil conversation between Eric and Mark Schoberg.
- Continued discussion on Grazing Rights and Compensation
 - It was noted that their efforts to maintain a grazing allotment on their property, which benefits both their land and neighboring properties by reducing fire hazards and saving landowners money.
 - It was emphasized that they have not charged for their services and have been working with a cowboy to manage the cattle, including providing water tanks and maintaining fences.
 - Lori and others raised concerns about HOA's request for compensation, noting that in the past, cowboys have paid for grazing rights and provided services without expecting payment.
 - The discussion ended with an agreement to table the issue and continue discussions later, with HOA acknowledging the need to address concerns about range management and compensation.
- Discussion on Cattle Management
 - The meeting discussed changes to cattle management, with Mark assisting the HOA with BLM permit fees and reporting. It was noted that he would continue managing the permit on a volunteer basis, though open to modifications if requested by the community.
- BLM Lease
 - Discussion of BLM chargers being \$1.35 per head per capita per race
 - Jason offered to look into the BLM breakdown.
- Discussion on Snow Plowing
 - Lori volunteering to help, Jason offering his snow plow equipment, and Brant Westermeyer agreeing to be reimbursed for his services
 - The board discussed the need for additional snowplowing support and the potential costs involved.
 - Discussion of the previous year's snowplowing expenses of \$1200.

- Consideration of having two snowplows available at approximately \$800 each per year.
- Suggestion to find out total costs to compare
- The snow plow team was confirmed with four members
- Professional Road Grading Service
 - Discussion on road maintenance options for their 4-mile stretch of road, deciding to pursue a professional grading service rather than doing it themselves. Jason agreed to contact JB for a cost estimate, and the committee will meet beforehand to determine specific requirements for the work, including ditch cleaning.
 - It was noted that while they could use their own equipment, professional machinery would be more efficient, with an estimated cost of \$1,200 for the job.

Budget

The 2025 budget was opened for discussion

- The board discussed the HOA budget, including the collection of outstanding dues and legal actions against delinquent members.
- They clarified that the BLM land lease fee of \$615.80 is for road maintenance only.
- Chaz explained the challenges of collecting fees due to new state regulations, noting that the process now takes about a year.
- The board also reviewed the cost of HOA Services management
- Discussion on the low insurance rates, which are kept competitive due to the limited infrastructure in the community.
- HOA BLM Lease and Maintenance
 - Discussion on the lease agreement with the Bureau of Land Management (BLM) that expires in 2027, with Jason noting it was previously renewed every 10 years.
 - Road maintenance costs were reviewed, where Miller Canyon Ranch pays 41.9% for 23 lots, El Preserve pays 45.5% for 25 lots, and South Miller Canyon pays 9% for 5 lots, with Jason Mcmanus and Richard/Rebecca Clark each paying 1.8% for their single lots.
 - Lori confirmed the agreements are documented in the title work, with Gary Garber having established the road easement through the BLM property.
- Motion to approve the budget as it stands with dues being \$400.00 per lot.
 - First motion: Dave Malott
 - Second motion: Mike Miller
 - None opposed
 - 2025 Budget passes

Elections

The 2025 elections were opened. All position open for a 1-year term

- Charles (Chaz) Everson for President
 - First motion: Judi Holm
 - Second motion: Janelle Westermire
 - None opposed.
- Dave Malott for Vice President
 - First motion: Charles (Chaz) Everson

- Second motion: Craig Holm
 - None opposed.
- Judi Holm for Secretary
 - First motion: Bronwyn Malott
 - Second motion: Janelle Westermire
 - None opposed.

Adjournment

- Discussion about the Major View branch venue, which had not been completed as planned

With no further business to discuss, there was a motion to adjourn the meeting.

- First motion: Bronwyn Malott
- Second motion: Judi Holm
- None opposed.

The 2025 Annual Meeting was adjourned at 7:35 p.m.

Signature

Date