

**MOUNTAIN RANCH ESTATES HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
**TRAILSIDE MEETING ROOM**

November 29, 2018

6 p.m.

1. **Welcome.** The meeting was called to order with the following board members in attendance: Robert Luke, Michelle Bittle, and Mickey Furshman. Since the last annual meeting, Thom Brown and Mary-Lou Smulders have resigned.
2. **Establish Quorum.** A quorum was met with 13 proxies and 14 owners in attendance. The owners in attendance shared their names. 27 owners needed to be represented for a quorum.
3. **Internet Service Presentation by Wicked Fast Internet.** Trevor Adrian presented information about a new internet service that will be available in January 2019 to Mountain Ranch Estates residents. It uses radio communication to provide 5G/100-1000 Mbps with an entry level cost of \$69 per month. There are also upfront equipment rates for this service.
4. **2018 Recap.** HOA President, Mickey Furshman, gave the report. He thanked Anna Graf for installing the Holiday decorations and the Landscaping Committee for all their hard work this year.
5. **Finances.** Brenda Lake gave the report by reviewing the following information.
  - a. Current Balance sheet.
  - b. 2018 projected expenses.
  - c. The current Reserve Fund balance of \$46,000 is considered adequate and next year some of the reserve fund will be used to repair the existing irrigation system.
  - d. 2019 Budget. There was some discussion on the need for better trail maintenance on the western open space trail because of the damage caused by the horses from the Old Ranch Road area using the trail when it is muddy even though the trail is posted as private. This has been an ongoing issue. There is a stable on the corner of Trailside and Old Ranch Road that gives trail rides and uses the HOA's private trail. The trail is currently posted as "private". Owners said they are going to call the Sheriff if they see horses on the HOA trail. The board asked owners to provide names and addresses of the horse owners, so a letter can be sent to them informing them that the HOA is going to put up a "Horses prohibited" sign. Someone asked why the HOA doesn't give Snyderville Basin Special Recreation District (SBSRD) an easement for this trail rather than keeping it private. It is very difficult to control who is on the trail anyway. Why not give the SBSRD an easement so the trail's maintenance and liability become their responsibility, not the HOA's? One owner raised an issue regarding people and dogs coming on his property from the trail. He wanted to maintain the trail as private. There was a consensus that if the HOA does keep the trail private, it needs to be maintained

better. The board will re-visit whether turning the trail over to SBSRD should be considered. Anna Graf volunteered to apply epoxy to the plexiglass at the lit entrance signs as needed. There are funds in the 2019 budget for the material needed. There was motion to approve the budget, it was seconded, and approved unanimously.

## 6. Committee Reports.

- a. **Architectural Review Committee (ARC).** Current ARC Member: Gregory Toth. Anna and David Teasley volunteered to serve on the ARC and were appointed.
  - 1) Greg Toth reported that there were 16 ARC projects reviewed this year. He reminded owners that all exterior improvements must be reviewed by the ARC including re-painting a home the same color, re-roofing, landscaping, trampolines, play-sets, etc.
  - 2) There was an extended discussion about providing a list of approved ARC projects on the website or sending emails to owners about approved ARC projects. A vote was taken as to whether owners wanted to have a list of ARC approved projects on the website or emails and it did not pass.
- b. **Landscape Committee.** Mickey thanked the Landscape Committee again for the work they have done. Someone asked if the drip lines will be buried in the flower beds and no, they will not as they have to be exposed to water the plantings properly and are made from a material that will not deteriorate.
- c. **Internet.** Mickey was working with Century Link on having the company provide internet in the neighborhood but found that it was cost prohibitive at this time. There is no conduit for internet in the neighborhood. The Wicked Fast Internet service coming online soon seems like a promising alternative to what is currently available in the neighborhood.
- d. **Social Committee.** There is \$1500 in the budget this year for the Social Committee if someone wants to volunteer to chair the committee. There were no volunteers.

## 7. Board Members Election.

- a. The Nominating Committee nominated Michelle Bittle to serve another 3-year term on the board. Someone commented that there needs to be a new Nominating Committee as it had the same members for several years. Someone noted that he thought there should be 5 board members so there was some discussion on this topic. The by-laws allow for a 3 to 5-member board. The current board members like a 3-member board as it is easier to schedule meetings and to take care of business. It was noted that a 5-member board is difficult to maintain with so many committees also needing members and there are only 81 MRE members. Micky Furshman and Robert Luke will serve one

more year, the last year of his 3-year term. A majority of the members voted in favor of this compromise and as such the board thereafter consists of 3 members.

- b. Election of Board Members. A motion was made to elect Michelle Bittle to the board. The motion was seconded and approved unanimously.
- c. Joy Furshman and David Teasley were appointed to serve on the Nominating Committee.


**8. New Business.**

- a. Robert and Michelle Luke were thanked for walking the neighborhood every Wednesday after the garbage was collected to pick up any trash that escaped from being deposited into the trash truck.
- b. The Soechtig's reminded the group of the land swap they have been trying to get finalized for a year now as a result of inaccurate survey information they had used while landscaping their yard. The HOA has an attorney working with the Soechtig's attorney on how this issue might be resolved. The Soechtig's have accepted responsibility for any costs related to this issue.
- c. Anna Graf asked the board to investigate putting an easement in place for the eastern corner of the lower intersection of the Mountain Ranch Drive and Trailside Drive. There is a similar issue of MRE landscape maintenance at the eastern corner of the upper intersection of the Mountain Ranch Drive and Trailside Drive. The Landscape Committee is maintaining that area, yet it is on the owner's property, not open space so an easement was put in place a few years ago. The Board will evaluate this issue.

- 9. Adjourn. A motion was made to adjourn the meeting, it was seconded, and approved unanimously. The meeting adjourned at 7:30 p.m.

APPROVED.

Michael Furshman  
\_\_\_\_\_  
PRINTED NAME

  
\_\_\_\_\_  
SIGNATURE

October 23, 2019  
\_\_\_\_\_  
DATE