

MOUNTAIN RANCH ESTATES HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
TRAILSIDE MEETING ROOM

November 18, 2021

7 p.m.

1. **Welcome.** The Board called the meeting to order with the following board members in attendance: Mickey Furshman (President), Greg Toth, and John Plavan.
2. **Establish Quorum.** A quorum was met with five proxies and 27 owners in attendance. Thirty-two (32) owners were represented so the quorum was met.
3. **Welcome.** HOA President, Mickey Furshman, welcomed everyone to the Zoom meeting and explained that an in-person meeting was not possible since the reserved space at Trailside Elementary school was no longer available because of the mask mandate not allowing any outside meetings to take place there.
4. **Committee Reports.**
 - a. **Architecture Review.** Current Members – David Teasley, Ashley Behncke, and Lisa Hauser. David gave the report. The newly installed updated mailboxes and mail kiosk look great. The signs on the entrance monuments were raised and the mail kiosk and fencing at the entrances were painted. The Architecture and Landscaping Committees are working with a landscape architect on a plan to make improvements along the entrance corridor between the mail kiosk and the first house on the north side of Trailside Drive. A more consistent landscaping theme from the mail kiosk along the road is desired. This project will also include an effort to improve the drainage in that area. Jerry Abate and Daniel Keating will join the Architecture Review Committee since Ashley and Lisa will be moving into board positions.
 - b. **Landscaping.** Current Members – Jane Morrison, Gail Teasley. Jane gave the report. The Committee would like to add more flowers and color next year. Planting was not done this year because of the drought conditions. There were a couple of irrigation leaks that needed repair this season. Several residents thanked Jane and Gail for their hard work. Jane related that the landscaping environment in Mountain Ranch Estates is challenging because of the weather conditions and animals that frequently damage the planting materials. Some trail Improvements will be made next year.
 - c. **Social.** The Board thanked the Landis family for having a fall get together in their driveway in October. It was a great success. Michele Luke and Daniel Landis agreed to work together on a least one social event next year. Greg Toth volunteered to create a private Facebook page for the MRE neighborhood members to better communicate. The Luke's on Aiden Court will host a party on December 18 at 6 pm that everyone in the neighborhood is invited to attend.
5. **Utah Broadband (UBB) Fiberoptic Cable Conduit Installation.** The Board was approached by UBB this spring about installing fiberoptic internet service in the community. After years of the

HOA trying to get internet service alternatives in Mountain Ranch Estates, the Board saw the value in providing fiberoptic cable that would provide another quality internet option to owners. The Board worked hard in the planning stages with UBB on the easement agreement but in the end was disappointed by the amount of open space area disturbance. This increased disturbance resulted from the ground conditions (rock) encountered and poor communication between UBB and their contractors. UBB has accepted responsibility for resolving these issues and the Board will continue to collaborate diligently with them on this effort. A seeding contractor laid native grass seed that included sagebrush and rabbitbrush in the disturbed areas this week. The community will need to be patient while the seed germinates. More seeding will be done next year if the seeding done this year is not adequate. One small trail section that was disturbed in the Aiden Court area will be repaired next summer at UBB's cost.

6. **Finances.** Brenda Lake gave the report by reviewing the following information.
 - a. A current Balance Sheet, 2020 income and expenses, and 2021 budgeted and projected income and expenses were provided for review to those in attendance.
 - b. The Board reviewed the Reserve Fund components and budget this year while planning for the annual meeting. \$6,000 will be added to the Reserve Fund in 2022. Reserve funds were used to replace the old mailboxes and improve the entrance monuments this year.
 - c. 2022 Budget. Brenda reviewed the 2022 budget. \$20,000 is included in the 2022 budget for improvements to the Trailside entrance corridor.

7. **Board Members Election.** There are two open positions on the Board. Mickey Furshman's board term is ending, and John Plavan wants to step down because of increased work commitments. The Nominating Committee nominated Ashley Behncke and Lisa Hauser to be elected to the Board. Ashley and Lisa introduced themselves. They are both new to the community and excited to serve on the Board. A vote was taken and all were in favor so Ashley Behncke and Lisa Hauser were elected to the Board.

8. **New Business.**
 - a. A directory is being assembled with owners' names and contact information including email addresses and phone numbers. Owners were given the opportunity to opt out if they do not want to participate. This directory could be expanded in the future to include children and interests.
 - b. New owners were given an opportunity to introduce themselves to other meeting attendees.

9. **Adjourn.** The meeting adjourned at 8:05 p.m.

Brenda Lake recorded these minutes.

APPROVED.

Mickey Furshman
PRINTED NAME


SIGNATURE

November 23, 2021
DATE