

Red Hawk Ranch Owners Association
Annual Meeting
May 13, 2009
7 p.m.
Trailside Park Conference Room

Roll Call.

Everyone in attendance introduced themselves.

Robert John (15)
Peter and Susie Weaver (3)
Kent and Maryanne Fuller (10)
Kyle Arnold (7 and 9)
Carla Coonradt (18)
Sherie Harding (2)
Joren Peterson (20)
Tom Coleman (1)

Proof of Meeting Notice was Established

Minutes of the 2008 Annual Meeting

During the 2008 meeting minute review, Sherie Harding suggested the following changes be made – add page numbers and modify the minutes to highlight any resolutions so they can be clearly seen. Approval of the minutes was delayed until later in the meeting when a quorum could be established.

Report of Officers

President's Report

Carla Coonradt reviewed the Board of Trustees Election Schedule (attachment 1).

Treasurer Report

Joren Peterson gave the Treasurer's report. He reviewed the Balance Sheet and the draft 2009/2010 Budget. Draft budget highlights include:

- a. An increase in the dues by \$150 per quarter per lot to \$650 per quarter. Robert John questioned increasing the dues. Peter Weaver also asked if the ROA should be manipulating fees every year to meet the budget or wait to determine if the net income continues to be negative. Kent Fuller commented that, on the other hand, the ROA should make sure there are emergency funds available. Peter suggested the Budget discussion be delayed until the members hear the Road and Water Report. A comment was made that the

water system should be self-sustaining. The water system income should be adjusted to meet the water system expenses instead of an overall dues increase. The dues should only be increased if there is a shortfall on other portions of the budget. Because of these concerns, the board will review and adjust the draft budget for the members to review later by mail.

- b. Continuing to pay the Silver Creek Association \$300 per lot for Silver Creek Road maintenance.
- c. A \$15,000 cost for road drainage improvements.
- d. There is an expense associated with road maintenance for crack and slurry sealing.
- e. The Board voted to pay off the interest bearing Cook loan last year so the \$350 per year per lot that was collected from owners in the past will no longer be collected. This income and expense are no longer in the budget.

Road Report

Kyle Arnold gave the Road Report.

- a. Newly Paved Road Improvements. The cost to do the proposed drainage improvements to the road will be approximately \$15,000. There are three or four spots where damage has occurred during the spring run off. Kyle and Kristian, the road engineer, reviewed the entire length of the road and the areas of the road where damage occurred. Kyle is personally happy with how the road held up over the winter. The subdivision went through two full cycles of spring run-off this year because once most of the snow had melted and the water had run off, there were several more weeks with a lot of wet, heavy snow. Some areas of concern are: 200 feet above Red Hawk Lane Extension and then 200 feet above that near the Fuller's driveway. The ditch was eroded so badly that the water went under the pavement damaging the road. The same thing happened in front of the Weaver's house but not so badly. These two items are not warranty items because Steeds, the contractor, performed the roadwork as specified. Small portions of the road will be torn out and two culverts installed. Another area of concern is below the Fuller's driveway where the road has broken down a bit. This area might be a warranty item. Kyle thought the ROA and Steeds may split the cost on this item which is approximately \$4,000 of the \$15,000 of needed improvements. There is another area near the Gulden's driveway where more ditch armoring is needed. One small area before the Ward's driveway where there is an 8 inch by 8 inch piece of the road pavement that needs to be replaced. Doug Carp brought up filing a professional lawsuit against the engineer. There was no support for pursuing this suggestion at this time. Doug Carp encouraged the board to look at getting a second engineering opinion. The Board will consider this suggestion at the next board meeting. Road workmanship is warranted for one year but the areas where the severe water drainage problems occurred and were not anticipated would not be warranted. A lot of consideration was given to making sure the road surface was sufficient when

the road was being built. Where soft spots were found, those areas were torn out and compacted again with road base to make sure the surface was compacted enough.

- b. Road Maintenance. In the fall, the entire road will be seal cracked as it will each year. Only time will tell the true cost of maintaining the road. Kristian Mulholland and Preferred Paving have said that the costs should be less over time than an unpaved road. All needed asphalt patching will be done at one time this summer. Peter was interested in determining a reasonable maintenance estimate besides the crack and slurry seal that can be expected each year.
- c. Snow Plowing. The snowplowing job was not fully acceptable this winter. The snowplow contractor was brought on a day before the first snowstorm so did not have adequate planning and preparation time. The Board will get several bids this summer. Kent Fuller commented that he would like to have the snowplow contractor selected by the ROA give him a bid on plowing his driveway. Other owners would like that opportunity also.
- d. Weed Control. Kyle will look into whether the county will spray weeds for free.

Trail Report.

Carla Coonradt noted that there was nothing to report on trails. Sherie thought that some Red Hawk funds should be allocated for trails in Red Hawk. She was especially concerned about the trail behind her property on the north side of the road sloughing. Carla asked if anyone was interested in serving on the Trails Committee. A volunteer is needed for this position. Susie Weaver said that she would like to help.

Water Committee Report

Tom Coleman gave the Water Committee Report.

- a. The Committee met that afternoon with Larry Hall the Aqua Environmental contractor working on the ROA's water system. It was a relatively uneventful winter for the water system with no water outages. The tank dialer installation has really helped keep costs low. When the water in the tanks get too low, the dialers call Aqua Environmental and they come out and remedy the situation before there is a water outage. New solar battery panels were installed on the upper tanks and the transceivers were replaced. One problem is that in the winter, the vaults get a lot of condensation and this may cause things to short out.
- b. The Committee discussed whether the Red Hawk ROA water system should become state certified with Larry Hall. Several tests would be required for nitrates, pesticides, lead, copper, etc. It may make sense to go ahead with the testing even if there is no intention to become state certified because these tests have never been done. The expense to do these tests needs to be considered. Doug Carp volunteered to look into having these tests done for

the ROA at a much cheaper cost. Owners discussed whether they want to have these tests done. Because of the location of Red Hawk, it would be unlikely that many, if any, of these compounds would be found to be a problem. Another test that may benefit Red Hawk would be a static water test to determine whether or not the amount of water that is being taken out of the aquifer is being replenished. There is a one-inch PVC pipe on one of the wells that can be used to do this test. If it was determined that the ROA is mining the water, then the ROA would have to drill another well into a different aquifer. Larry Hall is going to get back to the committee with more information on this issue.

- c. There is some inefficiency with how the wells are pumping water. Aqua Environmental will be testing this.
- d. If the pump at the middle tank goes out, replacing the pump will take between one and three weeks. There are two options to resolve this issue: 1) purchase a pump in advance including a stack and seal kit and an electric motor at a cost of \$2600 and store it in someone's basement so that it can be installed in a few days time or 2) Use well #3 that can be hooked up at a cost of approximately \$1500. Option 2 would supply only a gallon of water a minute. Carla commented that this well is set up to work now using the Coonradt's water meter.
- e. The Committee also inspected Kyle's water meter to determine if it was operating properly in order to establish the water usage fees for 2007 and 2008.

Environmental Committee Report.

Carla gave this report. The Committee approved the house plans for the Peterson and Chamber homes. Peter asked that the committee investigate the ROA's policy on outdoor storage of things like trailers for long periods of time. The Committee will research this. There was a discussion about wind generators. There is currently a 32-foot height limitation and the CC&R's do not allow poles so these rules would prohibit wind generators. There is one currently in lower Silver Creek. A straw vote was taken to determine who would be interested in having wind generation and everyone was in favor of it. The Board will look into this issue. Kent Fuller asked about solar panels in Red Hawk. Carla thought they were allowed.

Quorum Established. A quorum was established with the list shown in attachment 2. The 2008 annual meeting minutes were approved.

Election of Directors. There is one open spot on the board. Joren Peterson is the only person nominated. There were no nominations from the floor. He was elected unanimously.

Silver Creek Road Maintenance Fee. Doug Carp argued that he should not be forced to pay an assessment that does not benefit the full community. Carla commented that the ROA had received an opinion from the ROA attorney on this issue when the Overhill

section of the road was paved. It was determined that an assessment is ok when it benefits the members.

RESOLUTION: A motion was made to continue paying Silver Creek Association \$300 per lot this year for Silver Creek road maintenance. All voting members in attendance were in favor except one. The motion passed.

Meeting Adjourned. The meeting was adjourned at 9:45 p.m.

THESE MINUTES WERE RECORDED BY BRENDA LAKE.

NAME

DATE