

## SIERRA MOUNTAIN RANCH

### Board of Directors Meeting

2/22/25

#### Agenda items

1. Call to Order, 12:10pm 2/22/25
2. In Attendance- Brian Isley, President, Dawn R. Bourgeois, Secretary/ Treasurer, Jeffery Hauser, Vice President.
  - i. Owners Present- 5 persons via zoom- Dave P. Dan C., gethoa, Samantha, Daikel 14 in person- Brian and Jennifer L. , James and Lynn S., Lisa D., Jacki F. , Kathy S, Robert and Linda B. , Steve and Kat B. , Jaiden N., Patty R. , Cari L.
3. Communication with the currently appointed Board of Directors
  - i. Opening Prayer to Bless our Community and remember Chris Price
  - ii. A reminder this is the 3<sup>rd</sup> open meeting since August
  - iii. A reminder Facebook isn't a means of communication
  - iv. Introduce Jeffery Hauser to his 1<sup>st</sup> in person meeting at Sierra Mountain Ranch
  - v. Sierramtnranchpoa.org is the website being utilized by the BOD for communication, currently under construction. Paid for by Brian for communication, as a donation.
  - b. Brian at [Brian@sierramountainranchpoa.org](mailto:Brian@sierramountainranchpoa.org) for questions and comments regarding the roads
  - c. Dawn at [dawn@sierramtnranchpoa.org](mailto:dawn@sierramtnranchpoa.org) for payment questions and other financial issues
  - d. Jeffery at [jeff@sierramtnranchpoa.org](mailto:jeff@sierramtnranchpoa.org) for other general questions
  - i. The meeting is being run with a three-minute rule.
4. Status of Roads and a Road Contract
  - i. A contract has been signed and agreed upon with Lance Williams
  - ii. Credentials of Lance William, he owned and operated a road construction company in WA state for 35 years.
  - iii. Status of the Grader
    - a. The initial inspection of the champion road grader, it that it has good bones. Manuals have been located. Parts and supplies are available. Vovac in Turkey has parts. It needs a full maintenance service before Lance will operate it. Filters, fluids and a battery have been purchased to begin the service. It'll take 3 to 4 weeks to complete the maintenance.
  - iv. The additional equipment that is proposed as needed for the SMR roads is a water truck and a dump truck. Concerns were expressed about maintenance, costs and

age of those types of equipment. *The question was raised as to where the water would come from for the water truck.*

- v. The proposal is to first fill the large divets and holes with stone, because many spots are too deep to just grade out.
- vi. The proposal to purchase a 1975 water truck for \$2000 was presented, James Staker was asked to inspect the vehicle before purchase.
- vii. Researching purchasing a dump truck to manage roads. A vote was presented, a cap of \$4000
- viii. A concern was raised by Fred Armijo that maintaining the equipment would be costly. It was agreed that this is true, but because of the prior board's reputation no companies will deal with Sierra Mountain Ranch. The initial rock used was the wrong type.
- ix. Robert Beaver is going to assist in researching to purchase used equipment.
- x. Lisa Duval expressed concerns over large expenses and big repairs.
- xi. *Dave Paradise questioned and raised the concern about the ccrs for water use. Water use is domestic use only and 500 gallons per property. Has it been discussed with Trey Platt the rancher. Was it being operated with leaks? Brian mentioned the current BOD was trying to fix problems and move forward.*
- xii. Lance is making a proposal and plan to crown the roads. The focus is the 4 main roads. Bonito, Antelope, Katie and Appaloosa. **The highest impact roads first.**
- xiii. Research is being done on legalities for runoff, easements and side ditches. The current ditches are a safety hazard. Working on a solution for pre-existing problems. The current easements and roads need to be researched. It was stated that some roads may exceed the 30ft easement.
- xiv. Jaiden asked if culverts would be used for areas of washes over road.
- xv. Robert Beaver asked about installing guards, instead of gates.

## 5. Financial Report

- i) The minutes from 12/28/24 were approved. Jeffery and Brian
- ii) The 2025 budget was reviewed and discussed. Homeowners were reminded there was not a budget in place for 2024 when the new BOD was appointed. Research needed to be done and a budget needed to be in place before any expenditures were made. A budget from 2023 was located, but was not applicable to the current expenses at Sierra Mountain Ranch. The 2025 budget needed to be established through researching expenses in 2024. Even 2025 is still a work in progress.
  - a. The revenue from property owners' dues was discussed. If all owners paid there would be a revenue of \$78,000, currently \$33,000 has been collected. Personally, owners need to be fiscally responsible. Even if an owner is disgruntled with the lack of work being done it needs to be paid. Without paying dues, revenue isn't available to complete the tasks, like roads that have been budgeted. 19 owners are in collections, via the previous board and their attorney. Under Preferred, 33 properties are 2 years past due and 78

- are 1 year past due. A fair amount of revenue is past due.
  - b. Reviewed the Collection Assessment that was approved on 12/28/24. Any individuals that have not paid by March 2<sup>nd</sup> are delinquent and Travis Law will be assisting in the collection process. A payment plan and arrangements can be made. Contact Preferred via email at collections@gothoa.com.
  - c. Current Assets if \$153, 841 and includes the grader as a \$30,000 asset.
  - d. Reserves are for budgeted expenses.
  - e. Pinion Excavation, Rick Pierce and the past due invoice have been addressed. The BOD agreed SMR needed to be fiscally responsible and pay the invoice. We are working with Travis Law to pay Rick Pierce. A letter was sent via email and standard main in January. The agreement was stated that \$25,000 would be paid and monthly payment of \$1039 would be paid to resolve the debt. The \$25,000 would be paid out of the reserve. Monthly payments are budgeted after that. To date a reply hasn't been received.
  - f. Reviewed details of the budget.
6. Attorney fees
  7. Mailing fees. The budget includes mailings for the election and a couple misc. mailings. However, mailings are not required for every BOD meeting, that would cost approximately \$1400 and they won't be sent.
  8. Dave Paradise asked about raising the dues. Brian stated it was not a plan and it wasn't needed. It was discussed that it was a better option to focus on collecting what monies were owed.
  9. N7300 needs research on who owns it . Is it an easement or a county road. The question is could an attorney be contacted and sue the past BOD for misappropriation of funds for the monies spent on it. The guestimate from Dave P. is \$100,000. It is in the CCR's that the road needs work yearly. The legal requirement is going to be researched.
  10. 6. The Well test kits have been ordered. The test that has been chosen to look at the details of the water. Looking into contamination for the water safety. Capturing the overflow for road usage is going to be researched.
  11. 7. Discussions on legal action confronting SMR.
    - i. Rick Pierce, Pinion Excavation
    - ii. A property owner has file with the Attorney General. A complaint has not been located. The BOD is addressing it through Travis Law.
  12. 8. Discussion on prior actions by the previous boards and allegations of wrongdoings. This was discussed with Travis Law and a lawsuit. A lawsuit would be covered by the insurance that is paid and it might not all be covered. Our stance is we cannot go forward with a lawsuit because it wouldn't make financial sense. Cari Beth suggested looking at the Statute of limitations. Dave P.

suggested it might not be covered if truly bad intentions. Lisa Duval mentioned other had been successful and Cari Beth has the contact information.

13. 9. Legal training is being arranged with Travis Law at the cost of \$300. It'll be open to all property owners via zoom.
14. Based on a comment from Facebook, it was suggested to return to Sentry as a management company. The company was contacted about two weeks ago, but no reply as of yet. At this time, we'll continue with Preferred. They are only covering the financials, based on actions of an owner who was aggravating them. Owners cannot continue the nuisance behavior, because we'll lose them also.
15. 11. Open Concerns
  - i) Storage for vehicle and equipment being purchased. Need to review CCR'S, but it is planned. The need to secure has been addressed.
  - ii) Robert B. suggested repurpose the fencing at the entrance.
16. 12. A reminder of the usefulness of a GMRS for communication and WWERN. This is the Witch Well Emergency React Network. These radios can be used for an emergency or general communication.

Adjourned at 2:30pm

ACTION ITEMS	ASSIGNED	DEADLINE	STATUS
Grader Maintenance	Isley	3/31	In Progress, working with Lance Williams
Road Equipment Purchases	Isley		In progress
Water for Road Maintenance	Isley		In Progress
Water Runoff and drainage. State Land and Public land use legalities	Isley		In progress
Collection of Dues, Personal past due letters	Bourgeois	3/28	In progress
Pinion Excavation Payment	Bourgeois		In progress with Travis Law
N7300 and maintenance agreement. County Road or Easement			

Well Testing	Hauser	2/22	Test kits are ordered!
Well Security	Isley		In progress
Secured Equipment area	Isley		
Statute of Limitations on actions in question by past board members. Could actions be addressed legally in time?			
Roads and property easements, what's the legal requirement			
Research other ranches who have successfully addressed past boards.	Isley/ Lucas		



**Location:** The Well



**Date:** 2/22/25



**Time:** 12:10 pm