

# Beaver Springs Ranch Homeowners Association

## Annual Meeting

### May 8, 2018

Board members present: Randy Ploeger, President; Claire Stevenson, Treasurer  
Excused: Don Vernon, Vice President; Brad Peterson, Secretary; Paul Ewert

The meeting was called to order at 7:00pm at the Murray Library.

The following items of business were discussed:

1. Randy welcomed everyone and thanked them for coming. He thanked board members for their work this past year. He utilized a slide presentation to highlight discussion points throughout the meeting.
2. Minutes of the May 8, 2017 annual meeting were posted on the BSR website 6/28/17 and mailed to members at the first of this year. There were no corrections or additions to the minutes. A motion to approve the minutes was made, seconded, and approved by the membership.
3. This year there were three board positions open for election. Don Vernon and Brad Peterson were thanked for their service on the board. The request for board nominees was posted on the BSR website 2/22/17. Interested parties were instructed to contact Brad Peterson, Association secretary. The nominees for board position this year were: Paul Ewert, Angela Arreche-Dohanos, and Alicia O'Meara. Their bios were sent to all Association members. Randy asked for two volunteers to review and count the ballots.
4. 2017 year-end financial reports were sent to everyone in January. Randy presented the 2017 financial reports (balance sheet and income/expense statements) and answered questions. The 2018 proposed budget was presented. The majority of 2018 expenditures will be for road maintenance. Targeted road maintenance areas were identified. Road work began today and is expected to be completed by the end of next week. A motion was made to accept the 2017 financial reports/expenditures and 2018 budget, seconded, and approved by the membership.
5. Several properties sold since our last annual meeting. A new property owner list was presented. Those attending the meeting were asked to introduce themselves to new owners and get acquainted.

6. Randy reviewed significant events occurring during the past year. High water level from spring snow runoff caused river bank erosion, DNR chipping occurred in early October, winter gate restrictions were put in place on 12/5/17 and lifted on 4/8/18. Flood threat is low this year. Fire threat is high. BSR has again been recognized as a “Firewise Community”. We have had this recognition for three years: 2015, 2016, and 2017.
7. Randy indicated that “speed dips” were installed last year at the top of mud hill and on Escalante as an experiment to determine their influence in curbing speeding in the area. They were effective for property owners in the immediate area. Property owners shared their feelings about the speed dips. The original intent was to install the same speed dips this year and maybe expand the number depending on feedback. However, after vigorous discussion, property owners voted to not have any speed dips installed. The general feeling was that everyone should be entitled to a speed dip in front of their property if they were installed anywhere. If that was not possible, no speed dips should be installed. Speeding has increased over the years. Property owners need to take responsibility for themselves, family members, and for their visitors to ensure that speed limits are respected and family members / visitors drive safely. If you see someone speeding, tell them to slow down.
8. Weed spraying along the roads will continue this year. Please spray your own properties to control weeds.
9. The gate has been locked open several times this year and is a security concern. Always lock the gate behind you. If you find it locked open, please close and lock.
10. Mountains are tick country. Dress appropriately when outside and check for ticks on clothing. The mild winter may contribute to a larger tick population this year.
11. Members were encouraged to frequently visit the BSR website or Facebook page. Important notices are posted on each. A question was raised whether a member comments/feedback section could be put on the website. This was tried several years ago but was discontinued because comments turned negative. A suggestion was made to create a separate Facebook page for communications between Association members. A request was also made to post paper notices on the bulletin board for all website notices posted.  
The BSR website is: <http://beaverspringsranch.com>  
The Facebook site is: <http://facebook.com/beaverspringsranch>
12. Carol Nazarowitz has volunteered to lead the main gate painting work this year. She is asking for those who would like to help to contact her. A website and bulletin board notice will be posted. She would like to begin in the near future.

13. The annual BSR cleanup day will be held Saturday, June 2<sup>nd</sup>. Meet at the corral at 9am for work assignments. Bring shovels and chainsaws. Work will be concentrated on Colter and Mud Hill. Remember to complete the "In-kind" form for any cleanup work performed during the year and turn the completed form into a board member. This information is turned into Summit County to qualify for DNR assistance (chipping, etc.) for the next year.
14. Members were encouraged to cleanup deadfall and debris from their property. Be certain to properly stack wood for DNR chipping. Any piles not properly stacked will be skipped. Rotten wood will not be chipped.
15. Road maintenance began today and is expected to be completed by 5/18. Be aware of heavy machinery working on the roads. The main gate may be chained open while road base is being delivered.
16. Summit county's re-zoning notice for changing land currently zoned as AG-160 to AG-80 was discussed. BSR as an existing community is unaffected by this zoning change.
17. Discussion points from the Upper Weber Canyon Property Owners Association were shared:
  - Summit County Sheriff** -- Crime rate in Weber Canyon is very low. Mark property with street or GPS addresses. The county has assigned street addresses to all properties now. Addresses can be found on the county website. Code Red will be replaced later this year. If you have an emergency, call 911 and send someone to the main gate. Dispatch phone number is: 435-616-3600
  - Kamas Fire Chief, Scott Anderson** -- The Kamas fire department is a volunteer fire department. Arrival order for most emergency responses is: sheriff, EMT/Fire, Ambulance. Be certain to have someone at the gate to allow entrance and provide instructions to the emergency location.
  - Summit County Fire Warden, Bryce Boyer** -- Fire danger is high. Expect state-imposed fire restrictions. There will be more "managed" fires this year.
  - 3-Mile Landfill** -- The existing dumpsite will be closed in 2019. A new location is being developed adjacent to the existing dumpsite. The Weber Canyon collection site is currently under improvement. Additional dumping containers will be added. Actions are being taken to prevent illegal dumping.
  - All West Communications** -- Fiber optics has been installed to the 1000 Acre Ranch. Fiber will not be installed within Associations in Weber Canyon for several years.
  - Division of Wildlife Services** -- Bears and mountain lions have increased in numbers this year. Be aware and be safe. Bird feeders attract bears.
18. A request was made to post Summit County's recyclable trash list on the website.

19. Dogs on the ranch must be on a leash or confined on the owner's property. Some dogs have been running loose. Calls can be made to Summit County Animal Control to pick up dogs that are loose and/or causing problems. Their phone number (435-615-3985) is on the Association website.
20. Carolyn Bowles gave a report from Cool Springs Water Company. No water leaks were experienced during the winter and the water system is working fine. They are running the water pump periodically to ensure it is in good working order. The water pipe running under Weber River near the bridge will be replaced in the fall and other pipe work will also occur along the river area at the same time.
21. Randy announced the annual election results: Paul Ewert, Angela Arreche-Dohanos, and Alicia O'Meara were elected. Each will serve for a two-year term.
22. A question was asked whether the Association was going to repair riverbank and road erosion along the river and on Morehouse. Randy reviewed similar historical events occurring in 1997 and 2011 when heavy snowfall caused high spring runoff and flooding along the river damaging property and requiring riverbank repairs. The Association board on both occasions stated that the Association could not be held responsible for such acts of nature and that repair work done in the river and to the river banks is the responsibility of those property owners. The current board of directors reaffirmed that position again this year relative to the damage that has occurred.
23. Randy ended the meeting with the following reminders:
  - a. Know your neighbors.
  - b. Show respect to neighbors and guests.
  - c. Follow the dog leash rules.
  - d. Remove and contain trash.
  - e. Keep the main gate locked at all times. If you find it locked open, close and lock.
  - f. Abide by the posted speed limits and encourage others to do the same.
24. Meeting was adjourned at 8:10pm