

BEAVER SPRINGS RANCH ASSOCIATION ANNUAL MEETING AGENDA

May 11, 2020

- Welcome 7PM

Description of how Zoom works for our digital meeting. Currently 30 attendees, 4 by phone.

3 new residents – Brian & Laura Hathaway, Caylan Rinck, Heidi and Robert Scott

- Approval of 2019 Meeting Minutes

Approval of 2019 minutes – Unanimous approval through online and mail in voting!

- Board of Directors Election

- Introduction of nominees

Alicia O’Meara, Angela Dohanos, Dave Williams and Kohnie Jensen

- Announcement of Election Results

(Results previously tabulated from online polling and mailed in paper ballots.)

Alicia, Angela and Dave will represent BSR for the next two years.

- Treasurer’s Report

Past dues have decreased, Total assets 8991.32. Large river project on Morehouse this year that was not planned. We will be on a tight budget over the next year, but were able to cover that project without increasing dues. Cool Springs let us borrow money to help cover the river cost until 2020, we then paid them back. Most residents have their gate keys so this amount will continue to go down, but we will need to increase the cost of transponders to \$35 because we were losing money on them. Our road maintenance budget will be less this year, but we plan to do as much as possible.

We would like to build up a reserve fund for planned and unexpected projects. This is something we should continue to work towards.

- President’s Report

Shout out to Farley for helping us with the river road project, he helped bring down costs. Gate

opened 5 days earlier in 2020 than 2019 – always variable depending on the weather. All patience is appreciated, but there are some that travel before restrictions are lifted. If roads are damaged before restrictions are lifted you could be held responsible for cost of repair. The gate now allows us to track keys with residents and see on the camera when they come in. In the past we have had people stuck in the road and blocking use – which could be an issue, especially if there is an emergency. River has already risen, things have melted quickly. When the river is fast and high, please don't get close to the river's edge. Weed spraying was completed by the Speers – thanks! Fire is always a concern.

Analysis of gate: May 1 to May 1, 69000 gate accesses! That does not count the exits, doubling this number could bring you close to times used. 261 users in the gate, 217 users accessed one or more time, 44 users didn't use, 39 users on record have never used their keys. Winter 2019-20, 4675 gate accesses, 102 users accessed the gate one or more times. Some people say they never come up in the winter and use the gate, but the gate says differently! Nearly half of users of the gate, Grooming of the roads is done by Karl Lund and Alicia O'Meara with their personal Snowcat and a grader purchased by the HOA. Each year there is expensive maintenance on the machine, in addition to gas. In the past, the Board has given minimal financial support to this project. However, going forward this should be a community supported financial project because of how many people use the gate in the winter and the even distribution of snow all winter allows for quicker melting, and less damage. Thanks to Karl and Alicia!

Gate works like it has for the last 1.5 years, key cards can be swiped on the north post of the gate or temporary PINs can be entered here. If you have a transmitter you can hit the button from your vehicle and the gate opens automatically. Upon exit, the gate opens once you stop at the red line or sign on your left. PLEASE DO NOT PUSH ON THE GATE FOR ANY REASON!! Any issues please report to the board immediately. Karl is always helping with gate issues – thanks again, Karl! This winter a snowmobile was too far forward and the gate hit it, then closed and froze. The gate is watched by the camera, and any vandalism or misuse will be reported to the sheriff if necessary. Any further questions – please go to our website, there is a Gate FAQ page with many common questions.

Morehouse river road project, damage caused by high water runoff. Road maintenance crews will be working to try to improve the stability of the road in this area. Thanks again to the WONDERFUL family, the Crosswhite's, for letting residents use their driveway while this project was completed.

The Scoop, the first edition of the BSR newsletter, was released this May. Feel free to submit ideas for articles, and pictures for the next edition!

Community Clean up canceled this year because of Corona Virus. So, we will do individual clean ups to beautify our community! Please clean up debris in borrow ditches, shovel out culverts, and remove deadfall. Fill out your in-kind forms so we receive credit from DNR (can be found on the website). If you see anyone cleaning up, wave and say hi!, stay 6ft apart. If there is dead trees on other's lots please ask first. Be careful using machinery! Take pictures with phone and ask Board when in doubt. When trees are close to power lines, call Rocky Mountain Power, and they will come up to help. Stacking wood close to the road, but not in borrow ditches, will allow DNR to chip when they have downtime. Do not add rotting wood to the pile. They will leave a pile of woodchips. Scanning the form and emailing to the BSR email address is the best way to submit these. Please follow county guidelines for fire! Fire pits are allowed, but follow their rules! It will

keep us all safe!!

Tentative date for road maintenance is May 18-22. If you can get borrow ditches cleaned up before then that will help us! Dump trucks, water truck, grader and roller will be in the neighborhood. There will be cones put up if necessary, please respond to these closures – they are only temporary. We will put on the website and facebook as soon as possible. The gate will not be chained open, they will use transmitters to get in quickly. Overview of the past 3 years of road maintenance – last year our priority 4 and 5 spots will be our first priority this year. These areas include Escalante and at the bottom of Tate Hill, in addition to Morehouse. Additionally, the bridge will also receive some maintenance. Cool Springs will be replacing some water pipes on Morehouse as well.

• Upper Weber Canyon Property Owners Association Report

(2020 UWCP OA Annual meeting was postponed and has not yet been held.)

This meeting was postponed and not rescheduled. Currently coordinating mailboxes in the canyon near the dump site at the bottom of the canyon! There is an article posted on the website and facebook – they are in need of help to support this project. Please help if you can!

• Cool Springs Water Company Report

Thanks to BSR Board for their hard work and dedication. Farley has been on the water board for 20 plus years. Last year they put the pipe in across the river by the bridge, a pipe will go on the Southside following Morehouse. The pipe will connect to existing pipe at repair area, then will fix up the road again. Smith and Morehouse is also going to receive some water maintenance late this fall but ran out of time this year. A few issues to work on this year, but the only residents affected are on Morehouse. Running off the well, great water quality. No leaks that we know of! Went riding through the community, so he could watch for leaks. Please let us know of issues right away! Automated sprinklers are not permitted, but you can water flowers or trees occasionally. IF the board is notified of automated sprinklers they will discuss it with the residents and remove these sprinklers. When you close the handle of your hydrant, the bottom opens and the water seeps out. The vacuum breaker needs to be released in the winter so it doesn't freeze in the winter.

• Questions

You may e-mail your questions to beaverspringsranchassoc@gmail.com before or during the meeting. We do not yet know if we will be able to take questions within the meeting.

• Closing Remarks

Association email, address and phone number will stay the same for the future – someone on the board will contact you asap.

Review of most prominent BSR rules.

Highlights: Treat gate well!

One dwelling per lot, follow County regulations. Board voted to add construction impact fees in 2020, these will help balance road maintenance costs.

No hunting or firearms used in the neighborhood.

Animals are supposed to be contained, feel free to call Summit County Animal Control if needed.

Pick up litter, and pick up animal feces!

Recreational vehicles are permitted – reckless usage is always high.

Our gate has an SOS siren system that will open in case of an emergency.

Slow down! Dangerous for those walking or riding. Contractors must follow this rule as well! Stay on the roads – do not use other people's property!

Most questions answered throughout the meeting.

Are Airbnb's opposed? No, they are not.

Should lot numbers be posted on driveways? We are working as a board to fix street name issues with Escalante. We do encourage people to post once they are straightened out. This is the best way to help for emergency services.

Board is working on an updated fire plan. This will include an updated map to give to emergency services, and will probably have addresses.

Please consider sharing your email if possible. Also, if you click follow on the website, you will be notified each time there is a new website post.

Meeting adjourned at 830PM