

**MINUTES OF THE ANNUAL MEETING OF  
PINE LAKES RANCH HOMEOWNERS' ASSOCIATION, INC**

November 9, 2019

The meeting was called to order at 1:14 P.M. at the Cascade Community Center, Cascade, ID 83611 by President Kitty Lightfoot.

Dalene Stopa, election committee member, announced that a quorum had been achieved and that business could be conducted.

**WELCOME** Kitty Lightfoot

Kitty thanked all the volunteers who helped on the ranch last year. Volunteers participated in taking down fences spraying weeds, cleaning the beach, setting up the Annual Picnic, seeding road banks with grass and much more.

Kitty also introduced Board Members and thanked them for all that they do. She welcomed new Board Member Pat Broshar. Pat will be taking Lori Anderson's seat on the Board. Lori had one year left in her term.

Board Members whose terms are expiring are Vicki Laidlaw, Daunt Whitman, Darrell Marsh and Kitty Lightfoot. All four are running for reelection.

Kitty informed those present that the roles of Road Manager and Grazing/Infrastructure Manager had been combined into one position, Ranch Operations Manager. That position will be filled by Charlie Chambers who has been serving as Grazing/Infrastructure Manager for several years.

**MINUTES** Pam Mann

The minutes of the Annual Meeting held on November 3, 2018 were reviewed. Joe Orton moved that the minutes be accepted. Glenn Weyhrich second. All were in favor.

**TREASURER'S REPORT** Kitty Lightfoot

Kitty reviewed the Budget vs Actual Accounting for the 2018-2019 Fiscal Year.

The members present were not surprised to see that snow removal ran over budget. This was the first year that PLR contracted out the road grading and snow removal.

Kitty presented the budget for 2019-2020.

INCOME

Assessments Income	\$43,600
Homeowner Rebates	-\$200
Grazing Fees	\$7,500
Funds from Reserves	\$4,180
Bank Interest	\$ 45
<b>Total Income</b>	<b>\$55,125</b>

## EXPENSES

Miscellaneous	\$635
Insurance	\$3,500
Taxes	\$2,400
Office	\$500
Management Fees	\$8,375
Grazing Costs	\$14,185
Structures	\$2,100
Roads	\$13,700
Snow Removal	\$6,560
Equipment	\$2,250
Multi Year Scheduled Maintenance	\$,1320
<b>Total Expenses</b>	<b>\$56,125</b>

## **RANCH MANAGER REPORT** Charlie Chambers

Another busy year on Pine Lakes Ranch. It was a good water year for irrigation, and a good grass year until the early cold snap. It was also a year when we made some equipment and infrastructure improvements.

### GRAZING

We increased the average daily units from 70 pair and 4 bulls to 80 pair plus bulls this year. The grass held well until the early cold and snow in late September. We continued rotating the pastures this year to improve the grass over the long run. At this point we anticipate the same number of pairs next season.

### FENCING AND IRRIGATION

It was a good irrigation year. We had plenty of water and Jared Higby (our cattle rancher) did his own irrigating. He did numerous improvements to the ditches. This coming spring the main ditch from the North pond diversion to the end will be cleaned. This is an every 4-5-year requirement to keep water flowing.

Spring brought the usual fencing repair challenges. We had difficulty getting reliable workers early on. Jared agreed to take on the fencing and the quality and quantity of fencing per hour improved immensely.

Replacement of the section of fence along the Railroad Right of Way by the cutoff road that was included in the 2017-2018 budget was not completed due to shortage of labor and time.

Volunteers assisted in removing the old Railroad fence and a section of broken-down fence at the end of Timothy. After cleaning up we contracted with Lake Fork Fencing to install new fencing. We plan on replacing old sections with new each year.

## WEEDS

What can we say? They keep coming back. We had a good turnout for weed day early in June. Steve Anderson from Valley County Weed Department supplied PLR with 300 gallons of Trans Line herbicide, equipment and training. All in all, we sprayed about 450 gallons of product, about the same as last year. Thank you to the many hours put in by homeowner volunteers. Marge Dobie continues to coordinate with Steve to obtain the herbicide and schedule training.

## EQUIPMENT

The dump truck needed some engine repairs and was seldom used on the ranch. The board approved its sale last fall. This left room in the barn to get the backhoe out of the weather in the winter. Not easy but with caution it will fit.

The backhoe had a major engine component break last fall. That was repaired as well as the fuel injector and several other components. The backhoe is presently in good condition and is used for many projects throughout the ranch winter and summer.

The grader valve body was repaired last fall. The grader runs well and is operational. It does need one hydraulic cylinder repaired on the front blade. It was last used in the spring of 2019 to spread the new gravel and smooth the roads. We do not currently have an operator. Granite Excavation has been contracted to do our snow removal and road grading for 2019-2020.

Pine Lakes Ranch purchased Darrell Latham's tractor in June. The tractor is an Agco ST40, 38 HP diesel all-wheel drive with front bucket. The purchase included a 6' 3Pt brush hog mower, a post hole auger, a 3Pt center breaker/ditcher, a 3Pt disk and chains for all 4 tires.

In addition, we have added a 3Pt 50-gallon sprayer with PTO driven pump and a 3Pt platform to mount the slick winter road sander. We plan to have the sander loaded, backed into the barn and ready to go this winter. It should be easy to train willing people to operate the tractor and sander.

## ROADS

Snow Removal: Granite Excavation contracted our snow plowing last winter and has agreed to again this winter. Most people that I talked to agreed that they did a stellar job keeping the roads clear through one of the heaviest snow years that most of us on PLR can remember. Let's hope for a better year this year. Granite also does individuals driveways and bills direct to the homeowners.

Gravel and Maintenance: When the snow finally receded, PLR purchased 42 loads of gravel. Using the PLR grader Tim Gridley spread the gravel and smoothed the roads. Last month Granite pulled the gravel up from the barrow ditches and shaped the roads. Granite is scheduled to grade again next spring and can be called for additional road work throughout the year.

#### **AMENITIES REPORT** Pamela Mann

Pam reported that the annual cleanup of Highway 55 went well with many volunteers participating. She thanked Mike Waite (who was not in attendance) for the well-run event. Next year's chairpersons will be Mike Waite (volunteered in his absence) and Pat Broshar.

Pam also thanked the Picnic Coordinators. Diane Cook, Emily Whiteman, Debbie Cook and Pat Marsh. A special thank you to Troy Cook who cleaned the beach prior to the picnic. This year's volunteers committed to staying on for the picnic of 2020.

**ELECTION COMMITTEE** The Election Committee this year consisted of Pamela Mann and Dalene Stopa. Mike Waite, who usually heads it up the team at the Annual Meeting, was out of town. Dalene stepped up figuring out how to use Mike's well drafted work sheet and all went well. Pam will head up the committee again in 2020 and will ask people to help her. Thank you to Jim Meidinger, previous committee chair, who helped take ballots at this Annual Meeting.

#### **ELECTIONS**

Elected for a 2-year term are:

Vicki Laidlaw

Kitty Lightfoot

Darrell Marsh

Daunt Whitman

#### **RATIFICATION OF DIRECTORS' AND OFFICER ACTS**

"RESOLVED, that each and all of the resolutions, acts and proceedings of the Board of Directors and Officers of the corporation heretofore adopted and taken at the several meetings of the Board since the last Annual Meeting of the corporation, as shown by its records in the minute books of this corporation since the last Annual Meeting, are hereby approved, ratified and made the acts and deeds of the corporation"

Diane Cook moved to ratify. Joe Orton second. Passed unanimously.

With no further business, the meeting was adjourned at 2:08 P.M.

Respectfully submitted,

Pamela Mann

Secretary,

PLR Homeowners' Association

