

Kernan Creek Ranch HOA Annual Meeting Minutes
August 8, 2021 4:00 pm

Attendees: Chris Barns, Kathleen Stachowski, Allison Dixon, Gregg and Elise Esenwein, Leila Hanson, Jon Callender, Leslie Hayes, Rene Harmon, Chris Becker, Janice and Jim Reich, Nancy & Bob Marion

Call to Order & Introductions (Chris Barns, President)

The annual General Membership meeting of the Kernan Creek Ranch Homeowners' Association (KCRHOA) was called to order at 4:05 pm at the residence of Leila Hanson and Jon Callender on August 8, 2020. The attendees introduced themselves.

Previous Meeting Minutes (Nancy Marion, Secretary)

The 2020 KCRHOA Annual Meeting Minutes (August 9, 2020) was reviewed. A motion was received and seconded to approve the 2020 Meeting Minutes. All were in favor. KCRHOA Meeting minutes are posted on the kcrhoa.org website. The DRAFT meeting minutes from the August 8, 2021 meeting will be posted on the kcrhoa.org website. **(ACTION: Nancy)**

Treasurer's Report Gregg Esenwein (Treasurer)

The current balance in the KCRHOA account is \$14,488.85. The complete treasurer's report will be posted on the KCRHOA website. Dues for the following year are due in November of each year. Dues are \$150. /lot with house and \$100. /lot with no home. A motion was received and seconded to accept the Treasurer's Report. All were in favor.

Old Business

Road K.8 Maintenance

Leila reported on road conditions. Road K.8 has not had any major improvements during the last year. In 2019 Leila received bids from 3 contractors for roadwork. No roadwork was completed in 2020-21. A motion was received and seconded to leave road as is until Spring 2022. The motion passed 7-3. Meanwhile, A Road Committee was formed (Allison Dixon, Leila Hanson) to obtain bids for working on the section of the road bordering Lots 2 and 3 (north side). The Road Committee will report back to the HOA with bids and suggestions. **(ACTION: Leila, Allison)**

Leila and Jon have a 'road dragger', which is best used after a rain. If anyone wants to volunteer to drag K.8 after a rain, please contact Leila.

(ACTION: ALL)

Fire Safety

Leila reported that there is money available for fire mitigation rebates. Leslie Hayes, HOA Wildfire Adopted Partnership (WAP) Ambassador, reported that there is a 50% rebate for up to \$750. for fire mitigation work. Leila has talked with Brian who operates a masticator business. He charges \$200./hour for a minimum of 5 hours of work. Several lot owners expressed interest in mastication work. It was suggested that the work be done in the Fall, 2021. Leila will keep a list of interested lot owners and will oversee the interaction with Brian. **(ACTION: Leila)**

Other

Speed Limit

Nancy reminded everyone to drive slowly on K.8 in order to minimize dust and reduce wear and tear on the road. Please remind others (guests, delivery people, trash collectors, construction workers) to obey the speed limit. **(ACTION: All)**

Plowing & Mowing

Gregg will continue to oversee plowing of K8 and the mowing of the KCR Right-of-way. **(ACTION: Gregg)**

Signage

A motion was made to add a sign at the beginning of the road. This sign will state "**Private Road. No Access to Public Lands**" The motion was seconded and all approved. **(ACTION: Gregg)**

Lot 7.8 Realignment

Leila presented a draft plan to modify the lot sizes of the two lots she and Jon Callender own. (Lots 8 & 9). A final plan based on surveyor report will be presented to the KCRHOA Membership for a vote. Two thirds of the membership needs to approve of this change before it can move forward.

(ACTION: Leila)

BLM Travel Plan (Chutes & Ladders area)

The KCRHOA (Chris Barns) plus Bob Marion (as an individual) both appealed the decision for the BLM Travel Plan, specifically for the Chutes and Ladders area. (This area borders Kernan Creek Ranch.) The appeals are to be reviewed by The Interior Board of Land Appeals (IBLA). No decision has been received to date.

New Business

Election of Board Members

A motion was made to stagger the term dates for HOA Board Members. Currently terms for all 5 Board members end in 2021. This motion was seconded and all approved. New Board Members were nominated and approved. Newly approved Board members (term ending in 2022) are Nancy Marion and Gregg Esenwein. Newly approved Board members (term ending in 2023) are Leila Hanson, Doug McGuire, and Chris Becker. In subsequent years, all Board Member terms will be two years as indicated in the By-Laws.

Dates of Next General Membership and Board Meetings

Annual Membership Meetings of the Kernan Creek Ranch HOA is to take place on the 2nd Sunday of August at a time/place to be determined. The next annual meeting of KCRHOA will be **Sunday, August 14, 2022.**

Adjournment

A motion was made and seconded that the meeting be adjourned. All were in favor. The meeting was adjourned at 5:44 pm.

Respectfully submitted,

Nancy Marion (Secretary)