

Kernan Creek Ranch HOA Annual Meeting Minutes

August 30, 2016

Attendees: Earl Scott; Gregg Esenwein; Leila Hanson; Nancy & Bob Marion, Joe & Christine Frankland

Call to Order

The annual General Membership meeting of the Kernan Creek Ranch Homeowners' Association (KCRHOA) was called to order at 7:06pm at the home of Earl & Mimi Scott on August 30, 2016.

Approval of Previous Minutes

Nancy read the minutes from the September 13, 2015 annual meeting. A motion was made by Gregg and seconded by Leila to approve the minutes from the September 13, 2015 annual General Membership meeting, as amended. All were in favor.

Treasurer's Report

As of August 30, 2016, there is a balance of \$10,343.44. in the KCRHOA account. Gregg reviewed the itemized expenditures. KCR collects \$2250/year in dues. The 2015-16 expenditures exceeded the dues collected. The bulk of the expenditures were for fire mitigation and road maintenance. A motion was made by Earl and seconded by Bob to accept the Treasurer's Report. All were in favor.

Gregg will post the HOA Annual Timeline to the website. **(ACTION: Gregg)**

Old Business

Road K.8 Maintenance

Billy Sanchez was contracted to grade the road. He graded K8 when it was very dry instead of waiting until it was wet. He graded from the center out instead of the optimal of from the edges in. Therefore, K8 does not have an adequate crown. This will effect how the road wicks moisture, especially in the winter. To add additional gravel, Mr Sanchez quoted \$19,000 for 3" of gravel. Conversation ensued about the best way to handle the need for the road to be crowned. It was suggested that KCR obtain a 2nd quote. Leila, Gregg and Earl are to work on obtaining additional quote(s) from road contractors.

(ACTION: Leila, Gregg, Earl)

Plowing

Gregg will continue to oversee plowing of K8. He will contract with either Sprinkler Pro (Ryan) or Brent Ince.

(Action: Gregg) Generally plowing will be advised after a 6" accumulation of snow.

Mowing

The road right-of-way will be mowed again before the winter. **(Action: Gregg)**

Firewise Kickstart Program

Leila presented a recap of the Fall 2015 Firewise Kickstart Program. Firebreaks were created on the north and south KCR boundaries. Swift Brushcutters did this work. Homeowners also completed fire mitigation work. Additional information about the FireWise Kickstart program is available on the KCRHOA.org website.

Other Road Concerns

- Please try to keep trashcans off the road after Monday's trash collection.
- It would save money and dust if all cars would obey the 20mph (less would be great, too) speed limit. Keep the speed down.
- Please pick up after your dogs.

Board of Directors

No new members were needed at this time. Five Board Members had opted at the 2015 annual meeting to serve for 2015-17..

The 2015-17 Board is: Todd Schumann, Gregg Esenwein , Nancy Marion, Earl Scott, Leila Hanson.

Dates of Next General Membership and Board Meetings

Annual Membership Meetings of the Kernan Creek Ranch HOA will 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 13, 2017.**

VII. Adjournment

A motion was made by Gregg and seconded by Nancy that the meeting be adjourned. All were in favor. The meeting was adjourned at 8:21pm.