
**Hole in the Wall Ranch
Property Owner's Association
Meeting Notes – July 10, 2021
Hosted by Nielsen's – 2292 Big Wall Lane**

Present: Glen and Marilyn Golden, Nancy and Ron Nielsen, Mary White, Patrick McLoughlin, Tim Gripka, Debbie and Charles Frey

AGENDA:

Call meeting to order

Review/approve meeting minutes from April 14, 2021

Treasurer's Report

 One delinquent annual assessment

Old Business

 Firewise Community Update – Perry Eaton

 Hay – Property owners on their own this year!

 Weeds – who's participated, who has not

 Trash Cans at the front gate

New Business

 Prep for Annual Meeting

Next meeting: Annual Meeting, Saturday, October 17, 2021

Adjournment

Call the meeting to order. Mary White called the meeting to order at 12:18 p.m.

Review/approve meeting minutes from January, 2020. The meeting notes from the April 14, 2021 quarterly meeting were reviewed and approved as submitted.

Treasurer's Report: A copy of the financials were distributed and include:

- Statement of assets, liabilities, and equity
- Statement of Revenues and Expenses
- Statement of profit and loss, budget vs. actual
- Detail of all accounting transactions

Nancy reported that as June 30, 2021, the checking account balance totaled \$10,753.30 and a CD valued at \$5671.70; total assets equates to \$16,425.00. The Director's and General Liability insurance invoices were received and forwarded to Judy Hammernik for payment. One outstanding assessment payment is overdue; Nancy contacted the property owner, and he indicated that the check is in the mail. Glen made a motion to approve the treasurer's report as submitted; Marilyn seconded the motion. Motion passed unanimously.

Firewise Community Update. Perry Eaton was absent from the meeting; Mary White gave a brief report. The HITWRanch Firewise Action plan, in draft form, was distributed. The Action Plan proposes specific measures to mitigate wildfire risks present in the HITWRanch community. The plan includes 23 measures to maintain a wildfire risk free community.

Old Business:

Hay: Property owners are on their own this year. Several property owners have scheduled hay contractors to hay their fields; Tim shared that he will harvest his hay field. Tim also indicated that Aaron Walters, Matt and Chance Blain, Justin McKay may be interested in haying at HITWRanch.

Weeds. Discussion followed regarding the status of weeds at HITWRanch. Lynn Barnes, weed eradication specialist, sprayed most lots at HITWRanch. A complete list of those that participated will be requested of Lynn Barnes. Glen noted that a good infestation of thistle is present at the creek level. Following discussion it was agreed that Mary W. would contact Mr. Barnes and request that the thistles for lots 1, 2, 3, and 14 be sprayed a second time. Options for continued mitigation and compliance were discussed. It was suggested that HITWRanch POA consider a ranch-wide spraying effort for 2022; and Mary will contact Lynn Barnes to acquire a quote for spraying weeds for the entire ranch.

Placement of trash cans at the HITWR front gate. Ron Nielsen reported that he has talked with Mountain Disposal about placing a large trash bin at the front gate with 2 possible options. Ron learned from Mountain Disposal staff that “no” trash cans are available at this time. Ron requested placement on the waiting list. Once a trash bin is available, Ron will work with MD staff to determine the best placement of the large trash bin. It was discussed and agreed that a bear proof, 2 lid trash bin will be used for property owners who currently reside at HITWRanch, - i.e., Lot 1, 11, and 19; lot 13A currently has their own trash can, and lot 16 will consider participation in the months they reside at HITWRanch. Once a trash bin has been acquired, a process for payment will need to be defined.

There was no new business.

Meeting adjourned at 2:30 p.m.

NEXT MEETING: **Annual Meeting**
 Saturday, October 17, 2021
 TBD

/nn