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**DRAFT: Hole in the Wall Ranch  
Property Owner's Association  
Meeting Notes – January 15, 2021**

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**Present:** Glen and Marilyn Golden, Kathy and Bill Barnes, Patrick McLoughlin, Nancy and Ron Nielsen, Sandy and Mary White

**AGENDA:**

- Call meeting to order
- Review/approve meeting minutes from July 18, 2020
- Treasurer's Report-There will be no treasurer's report as our accountant is out-of-town.
- Old Business
  - Hay
  - Weeds
- New Business
  - Firewise
- Next meeting: Saturday, April 17, 2020, 12 noon
- Adjournment

**Call the meeting to order.** Mary White called the meeting to order at 10:20 a.m. Mary announced that the Endurance Ride/Competitions are scheduled for March 27 and 28; April 17 and 18; May 22 and 23; June 26 through the 30<sup>th</sup>, and July 2 and 3.

**Review/approved meeting minutes from July 18, 2020.** A motion was made by Sandy White to accept, as submitted, the minutes from the July 18, 2020 meeting. Mary White seconded the motion. MSA

**Treasurer's Report:** Nancy reported that as of September 30, 2020, the checking account balance totaled \$9900.00 with \$5660.41 in CDs at the First National Bank. A current report as of the date of this meeting was not available as the Association's accountant was on vacation; Judy indicated that annual assessments will mailed out in the very near future.

**Old Business:**

**Hay.** Mary announced that Aaron Walter's contract has ended with no prospects for a future hayer, and, in general, lack of interest from the Board of Directors for continuing with the hay project. Additionally, Ron Nielsen reported that he had made contact with Bob Hoffman, Sandy White, and Lola Spradley regarding their interest in producing hay on their properties in 2021. These parties shared that they are not interested in producing hay 2021 and indicated that they are not interested primarily because the lack of return on any investment in equipment, time, and energy to accomplish hay production. As a result, there will be NO hay production at HITWR for 2021.

**Grazing:** The following ideas were shared regarding the possibility of a grazing lease at HITWR:

- Identify potential parties interested in grazing in HITWR (Brgoch, Heikes, Blain, E. Andreatta).
- In order for grazing to work on the entire HITWR properties, fencing would need to be constructed on specific properties to include Lots, 2, 3, 15, and 16.
- By-laws would need to be created and adopted;
- An amendment to the declarations would need to be drafted and adopted;
- External fencing would need to be repaired: Lots 1, 5, 6, 7, 8, 9, 10 and 11;
- Inform POA membership that grazing generates a possible property tax reduction for certain lots and possible revenue for HITWR.

A motion was made by Marilyn to research the possibility of constructing boundary fences in anticipation of the possibility of implementing a grazing lease at HITWR; Kathy Barnes seconded the motion. Motion passed unanimously.

**Action Items:**

Sandy and Marilyn to research necessary additions or correction to current by-laws and declarations regarding cattle grazing at HITWR.

Nancy to identify and contact potential and interested parties to determine (1) needs of the fencing project and (2) costs.

**Weeds.** Mary stated that weed spraying season will continue in 2021. Mary will contact Lynn Barnes to inform and remind him that HITWR POA will want to continue with his services; typically, communication from Lynn is forwarded to the POA in April.

**Future Mitigation.** HITWR is in the process to be designated a Firewise Community as soon as we receive Jared Fleming's report and submit our application. Mary shared that she and Gerard Fleming, forester, performed a drive-by assessment of properties to determine mitigation needs. Property owners will be encouraged to mow their properties, remove underbrush, and trim bushes and trees. Mary is hopeful that HITWR will receive some grant monies to assist in the mitigation work at the ranch.

Mary suggested and the BOD agreed that we invite our neighbors (outside of the POA) to become part of the Firewise community and include, the Williams, Hoffmans, Blouins, Moores, and Duncan; she will take the lead on making those requests. Additionally, Mary announced that property owners may be eligible for a reduced insurance rate when their community is designated as a Firewise Community, a savings of at least \$59.00 per year.

Meeting adjourned at 12 noon.

NEXT MEETING:       Saturday, July 17 2021  
                              The White's/12 noon

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