

Goat Peak Ranch Owners Association

Meeting Minutes

Tuesday, February 28, 2023

Present: Jeff Kluth, President
Mike Bain, Director, Division 1
Warren Bingham, Director, Division 2
Mike Griffiths, Director, Division 1
Michael Johnston, Treasurer, Acting Secretary
Bill Maloney, Director, Division 3
Ken Russ, Director, Division 2

1. Call to order & Roll Call

Zoom meeting was called to order at: (7:05 PM). Board members present: Mike Bain, Warren Bingham, Mike Griffiths, Michael Johnston, Jeff Kluth, Bill Maloney, Ken Russ. All members present. Secretary position vacant. Quorum established.

[Bev Kluth transcribed meeting minutes using the Zoom recording, did not attend the meeting.]

2. Financial Statement

Michael Johnston reviewed the financial statement. Money market checking, the primary checking account has almost \$41,000, there are still two checks that need to be added. The reserve account is \$20,000 plus \$30 some odd dollars. Debit card account is almost \$1200. Accounts receivable almost \$26,000. Jeff asked how many properties were reflected in the accounts receivable and Michael said about half. Net assets including the reserve account and accounts receivable are \$88,111, plus about \$1500. Still one snowplow bill outstanding. We have spent only \$1,675 on snow removal since Jan 1 and the yearly budget for snow removal is \$17,500.

3. New Business - Division 1 Concerns - Traffic from Camp Koinonia on Big Horn Way

Mike Bain brought this issue to the attention of the Board. Camp Koinonia has been using Big Horn Way to move people in and out of the camp, via buses.

History on this - The prior owner - currently is the Davidson property - made an agreement with Camp Koinonia in 2002. The lot gets water from the camp and the lot owner agreed to provide the camp with emergency vehicle access from the camp through his property. Agreement wording is basically that 'he grants permission to municipal and/or county emergency service vehicles responding to medical, fire and/or safety needs to cross his property.' Jeff restated that this agreement was made to allow emergency vehicles to go through his property if necessary, using Big Horn Way to get to his property and then access Camp Koinonia.

The agreement between the property owner at the time and the camp predates follow on bylaws and was 'grandfathered' in, established for emergency access to the camp, if needed. Michael Johnston shared that the camp was not allowed by the county to build additional structures unless they had an emergency exit and the property owner at the time needed a

reliable water source so this agreement was reached to benefit both parties. Micheal also stated that through the years the main use of this easement has been used by charter buses, for 20 years because the camp's main entrance is dangerous.

Transcribed Discussion: Mike Griffiths reported that he lives on Big Horn Way and hasn't seen any charter buses using Big Horn Way until this year.

Jeff asked Michal Johnston if at any point over the years that Camp Koinonia was granted non-emergency by the HOA board. Michael confirmed that the camp has never received an official notice that they are granted non-emergency access by the HOA board.

Mike Griffiths noted that in spite of our CC&Rs stating no signs on property by the road, Camp Koinonia is placing a sign at the driveway of the Davidson property at Big Horn Way that reads: 'Camp Koinonia buses here.' He also reports that members of the public have stopped by his property asking for directions to the access to Camp Koinonia. He shared that another resident/neighbor on Big Horn Way backed his vehicle up several hundred feet into a driveway in order to allow a bus to pass him on the road.

Warren Bingham questioned whether the original homeowner back in 2002 had a right to allow access to the HOA roads given that past and present HOA boards haven't provided authorization. Jeff noted that at the time the property owner set up this agreement with Camp Koinonia there was nothing in our CC&Rs and bylaws that prohibited this. Section 17 that would prohibit this, was developed about 2 months after this easement agreement was made.

- Jeff stated that the HOA Board needs to communicate to Camp Koinonia that they do not have permission to have non-emergency vehicles on Big Horn Way. Jeff asked for discussion on this.
- Michael Johnston noted that he uses this access to bring equipment to/from the camp that is used on our association property. The group told Michael that since he is an owner/resident of Goat Peak Ranch and any restrictions did not apply to him. Michael also stated that the only way Camp Koinonia is able to get propane is via Big Horn Way through the Davidson property. Discussion about why propane trucks can't use the main Camp Koinonia entrance - Bill Maloney stated that the bridge at their main entrance is not rated for that amount of tonnage by the county. The road across the bridge has an 18% slope to go up that is all dirt and gravel that isn't safe for the trucks. Michael Johnston concurred with this.
- Bill Maloney shared his experience with the history about the entrance via the Anderson (Davidson) property, 1) it was put in for emergency vehicle access only, and 2) to provide water to the Anderson property in our HOA.
- Warren Bingham questioned the use of this access by propane deliveries - which occur monthly - since that really isn't an emergency vehicle. Warren questioned why Camp Koinonia is asking our HOA to allow them to conduct their business.
- Michael Johnston noted that the camp director is willing to pay for using this access, per year.
- Jeff noted that if it became the board's decision to allow non-emergency access through this property, it should be a decision that is presented to the entire HOA community to be made.
- Mike Griffiths reiterated that the camp is violating the original agreement of only emergency vehicles and residents dislike seeing buses driving back and forth in front of their homes.
- Mike Bains stated that he is okay with allowing the propane trucks to use Big Horn Way in order to access the camp has no problems with Michael Johnston using the Davidson property for his own access to and from the camp.

- Warren Bingham suggests that if they are granted the non-emergency access of propane trucks only, that it be worded to show that the HOA has the discretion to revoke propane delivery access at any time.
- Jeff made a suggestion to submit an official communication from the HOA board to Camp Koinonia allowing them to only use the access via Big Horn Way for emergency vehicles and giving them 6 months to use it for propane deliveries. Jeff further went on to explain he would volunteer to craft an email letter and would send it to the board members for review and approval before he'd send it to Camp Koinonia.
- Mike Bain proposed a motion that the board make a formal communication to Camp Koinonia reiterating our stance on the emergency vehicle access and offering access for propane trucks only. Bill Maloney seconded the motion. Jeff Kluth, Ken Russ, Bill Maloney, Mike Bain, Mike Griffiths and Warren Bingham voted in favor, Michael Johnston did not cast a vote. Motion passed. Jeff will draft a letter to Camp Koinonia and email it to all Board members for review and approval by the morning of Wednesday, March 1, 2023.
- The minutes are updated here to reflect that Michael Johnston's use of this access to/from Camp Koinonia will continue to be allowed since he is an owner/resident of Goat Peak Ranch Owner's Association.
- The minutes from this meeting will be posted on the HOA website.

3. CC&R Violations

Michael Johnston presented.

1. Family living in a travel trailer for two years on White Tail Lane. Mike Griffiths asked about bylaws noting how long someone can live in a trailer on their property, there is, it states a 7 month maximum
2. Robert Stading property has junk covering property. Jeff noted this may also be a community health hazard because property drains into the creek and it's uncertain what he has on that property.

Michael would like the Board to review and address these two issues in the spring and volunteered to help out with Jeff.

4. Road Repair

Bill Maloney presented. He noted that they had several potholes in the road and rather than overlaying the rest of Goat Peak Ranch Road, he suggests just filling the pot holes to accumulate more funds for next year repairs. Jeff suggested getting estimates and some bids, bringing up Michael Johnston's points about potential road to deteriorate more and becoming more costly to repair if we only fix the existing pot holes. Further discussion on road repair and developing a better understanding of repair needs beyond Goat Peak Ranch Road. Mike Griffiths noted that Rams End Road needs some attention and suggested that the board go together to take a look at it. Jeff invited all interested board members to join he and Michael in April — or after snow melts — on their annual road walk to do an assessment of all our roads. This schedule will be discussed in an upcoming board meeting.

5. Next Board Meeting - not scheduled.

6. Adjournment.

Jeff motioned for the meeting to be adjourned at 8PM. All in favor. Meeting adjourned.