

Goat Peak Ranch Owners Association Annual Meeting

Fire Station 73

May 20, 2023

Meeting was called to order by President Jeff Kluth at 10:03 am.

Quorum: 12 members were present at the Fire Station, 4 members were present on Zoom, and one (1) member had sent in a proxy to Jeff. 17 members are required for a quorum, which was met.

Jeff noted that there are four (4) positions open and the Board needs both a secretary and treasurer.

Attorneys acting on behalf of the Board reviewed the proposal to charge 0.5% of the purchase price as a buy-in fee for new owners to the GPROA and determined that the proposal – even though approved by a 2:1 margin by owners – is not valid. Unanimous consent would be required for this proposal to be enacted.

All property owners have paid their 2023 dues.

Snow removal costs were lower in 2022 – 2023 by \$11k than was budgeted. The funds will be added to road maintenance in 2023.

GPROA has received a \$3k grant for firewising from the Washington Dept. of Natural Resources (DNR).

BOARD ELECTIONS

The Board consists of 7 members; 4 positions expire this year. Treasurer, secretary and CC&R Enforcement Officer are needed this year.

Alan Jones and Cami were nominated and elected to the Board to represent Divisions II and III. Mike Griffiths and Bill Maloney were re-elected to continue their Board membership.

ABANDONED VEHICLES

There is a lot in Div III that has a number of abandoned vehicles. Mike Bain, our CC&R Enforcement Officer, has spoken with the owner, but nothing on the lot has changed. The lot ownership recently passed from the elder Stating to the younger, Brian Stating. Brian seems willing to work with the Board to clear the vehicles and brush piles from the lot. Mike Griffiths volunteered that he has a car trailer that can be used to remove abandoned vehicles from this property.

WATER TRAILER

GPROA has a 500 gal. water trailer parked on Michael Johnston's property at the corner of Big Horn Way and Nelson Creek Road that can be checked out and used for firewise burns or other emergency use. Firewising burns have been the greatest threat so far. If anyone is able to volunteer as a transporter of the trailer to lots where needed, please e-mail the Board to put your name and phone number onto the list. Signup for the trailer is available on the GPROA website.

ROADS

We have \$55k to work with in 2023, but there is a total estimated \$200k of road work to be done. At the current dues assessment it will take 5 years to complete identified road maintenance work.

Chip sealing is cheaper but lasts only 3-4 years. Asphalt overlay lasts longer but costs more. Jeff has called a number of paving companies, but most refuse to do work in the Cle Elum area. Central Paving has been reliable; Jeff's contact is Bill Harrell. The Board has not received any additional bids for our road work.

Most of the road money has been and will continue to be spent in Division III where the roads are in the worst condition. In particular, the western end of Goat Peak Ranch Way and Whitetail Lane need extensive work. There is additional work that should be done on Nelson Creek Road (at the junction with Forest Lane and the junction with Zrebiec), Rams End Ln and Big Horn Way (near junction with Rams End).

Of the \$55k to be spent on roads in 2023, the Board would like to spend the money at:

- \$2k - Mobilization
- \$25k - End of Goat Peak Ranch Road
- \$16k - Whitetail Lane near the junction with Goat Peak Ranch Road
- \$11k - Rams End Lane in front of Mike & Heidi's house
- \$1k - Big Horn Way near Rams End Lane

There was a suggestion from the floor that because we have a good relationship with Central Paving, why not commit to them for a 5-year contract and lock in pricing? This was accepted as a great idea. Jeff noted that the Board is empowered to make financial decisions.

NEW BUSINESS: SPEED LIMIT ON GOAT PEAK RANCH ROAD

A suggestion was made to install temporary speed bumps on GPR Road where it meets Zrebiec ... there is a lot of pedestrian traffic at that spot and vehicles speed. The speed bumps are several hundred dollars apiece and can be staked down so they don't disappear. Jeff noted that we have money available to spend on that. Will get exact costs.

DEAD TREES IN EASEMENTS

Mike Griffiths noted that there are a number of dead trees in the road rights-of-way that pose a falling hazard to both vehicles and pedestrians. Jeff noted that some owners have gotten irate in the past when the association conducted rights-of-way cleanup between their property and the roadway. Mike will explore tagging those trees that should come down, then we can approach landowners about taking them down. Heidi is also an arborist and can assist.

EASEMENT BRUSHING

LandTech is our contractor who clears brush from ditches in road rights-of-way. They have a masticator to clear brush.

WEED CONTROL

Woodland, our contractor for weed control, has raised their cost from the high \$800s to nearly \$1,000. Jeff questioned whether that's cost-effective relative to what they do. Michael Johnston noted that the EPA prohibits the use of chemicals to control weeds in wetlands, limiting what Woodland or anyone can do to control weeds. The GPROA's primary problem is in roadside marshy areas. Woodland evidently sprayed last week.

The Annual Meeting was adjourned at 11:17 am.

Respectfully submitted,

Alan Jones
2480 Big Horn Way
Cle Elum, WA 98922