

**BEAVER SPRINGS RANCH ASSOCIATION**  
**P.O. Box 571214, Murray, Utah 84157**

**January 1, 2018**

**PRESIDENT'S ANNUAL REPORT**

**Dear Association Members,**

I cannot believe 2018 has already arrived. I hope you enjoyed your November and December holidays with family and friends and that 2018 will be an enjoyable and successful year for you. Thank you for being part of our Beaver Springs family and helping to preserve and protect our BSR property so it remains safe and enjoyable for everyone. Thank you for looking out for your neighbors and welcoming new property owners. It is exciting to be part of this Association and "Ranch" family.

**Highlights from last year:**

- Board members elected in 2017 were: Randy Ploeger and Claire Stevenson.
- Roads held up very well over the winter. Maintenance was targeted to critical areas.
- Weed spraying along the BSR roads occurred throughout the year.
- Summit County / DNR provided clean up and chipping services in the fall. A special "thank you" to property owners who cleaned up deadfall and assisted in cleanup projects.
- We experimented with "speed dips" to help control speeding problems.

**Now for this year:**

- Special thanks to Alicia O'Meara and Karl Lund for their help with winter road maintenance ....dragging and smoothing the roads making access and travel easier for everyone.
- Three Association board positions are open for election this year. We encourage more involvement by property owners and ask that you consider running for one of these positions. Please contact Brad Peterson (801-865-3601) if you are interested in running.
- Weed spraying will continue along the association roads this spring through fall.
- Visit our new BSR Facebook page: <https://www.facebook.com/BeaverSpringsRanch/>
- Three areas for special focus:
  - Dogs -- Must be under owner control at all times. By law they must be leashed.
  - Sledding -- Use common sense. Roads are used by everyone and there are several blind curves. If sledding, post lookouts and exercise caution. Sledders do not have "right of way".
  - Winter parking on the canyon road -- Park where you do not interfere with snowplows.
  - Respect the "Winter Restrictions" rule for the main gate and Association roads. Snow vehicles only on the roads until restrictions are lifted in the spring.

Visit the BSR website often. We're trying to post important information on a regular basis. The website is: <http://beaverspringsranch.com>

In closing, please remember our long-standing request: *Don't speed, no trespassing, close and lock the gates, respect your neighbors.* Let's work together to preserve an enjoyable BSR Association living and outdoor experience. We can preserve it by working together.

Sincerely;

Randy Ploeger

## **BEAVER SPRINGS REANCH HOMEOWNERS ASSOCIATION ANNUAL MEETING MAY 8, 2017**

Board members present: Randy Ploeger, President; Don Vernon, Vice President; Claire Stevenson, Treasurer; and Paul Ewert

The meeting was called to order at 7:00pm at the Murray Library.

The following items of business were discussed:

1. Randy welcomed everyone and thanked them for coming. He introduced the Board members present and thanked them for their work this past year. He utilized a slide presentation to highlight discussion points throughout the meeting.
2. Randy announced that there were two open Board positions. Ballots and resumes were sent to everyone in April. Information for two write-in candidates was received after the annual meeting notice and election ballots had been printed and mailed. Their information was posted on the Association website prior to the annual meeting. Randy thanked those willing to run for board position and encouraged increased participation in future elections. Nominees for this year's election were: Randy Ploeger, Claire Stevenson, with Ed Nazarowitz and Steve Hunt as write in candidates. Randy asked for two volunteers to review and count the ballots.
3. 2016 year-end financial reports were sent to everyone in January. Randy presented the 2016 financial reports (balance sheet and income/expense statements) and answered questions. The 2017 proposed budget was presented. Most of the 2017 expenditures will be for road maintenance. Targeted road maintenance locations were identified and tentative road maintenance dates announced. A motion was made to accept the 2016 financial reports and 2017 budget, seconded, and passed.
4. Several properties sold since our last annual meeting. A new property owner list was reviewed. Those attending the meeting were asked to introduce themselves and everyone was encouraged to get acquainted.
5. Randy reviewed significant events occurring during the past year: annual cleanup, 2016 road maintenance, DNR chipping, January 1 holiday weekend parking problem, main gate lock problems, and heavy winter snowfall. Main gate winter restrictions were lifted April 15<sup>th</sup> this year. Heavy trucks and construction vehicles are prohibited on the Association roads until further notice to allow time for the roads to dry out and reduce the possibility of road damage.
6. Summit County offers a service called "CodeRED." It is an emergency notification system capable of sending out emails, texts, and automated phone calls to notify you of the

types of county alerts you register for. Further information and signup can be found at <http://summitcountysheriff.org/code-red/>.

7. The threat of fire concern is low right now. Summit County posts fire concerns and/or restrictions on their website (<http://summitcounty.org/561/Fire-Warden>) throughout the year. Randy encouraged everyone to be careful with all outside fires. Be responsible and follow posted Summit County rules.
8. Because of the heavy snowfall this winter, flooding may be a concern as temperatures rise.
9. The Association will again be spraying for weeds along the roads this year. Randy encouraged property owners to spray their own property to control weeds. Weed spray available from Summit County is listed on the Association website.
10. Randy encouraged property owners to visit the Association website (<http://www.beaverspringsranch.com>) regularly. New information will be posted as it is available. The Association now has a presence on Facebook, as well: <https://www.facebook.com/BeaverSpringsRanch/>.
11. The annual BSR cleanup day is scheduled for Saturday, June 3. Those participating should meet at the corrals at 9am for work assignments. Everyone was encouraged to clean their own properties on Memorial Day Weekend in preparation for DNR chipping to take place this summer. Be certain to complete the "In-kind" form for all work done clearing properties of deadfall and fire fuel materials. The form can be found on the Association website. Turn the completed form into any board member. This information is given to the DNR for future cleanup efforts and support.
12. Don Vernon announced that Beaver Springs has again received the Firewise Communities USA award. The certificate will be posted on the main bulletin board.
13. Don Vernon reported on the Upper Weber Canyon Property Owners Association annual meeting held in March. Don sits on the board of that Association which is comprised of all HOAs in Weber Canyon. The Summit County Sheriff's office reported that the canyon continues to be a safe location with a very low crime rate. The Summit County Fire Marshall reported on the managed box canyon fire last year and the need for everyone to be careful this year with all outdoor fires. He indicated there will be more controlled burns this year and that they will be announced ahead of time. The Rural Water Association of Utah discussed the need for septic tank care and proper maintenance. Don mentioned that the 3-mile dump facility will be closing next year. A very confusing \$36 billing from Republic Waste Collection was sent to property owners. The UWCPOA board will meet with Summit County officials to discuss and clarify the billing and the fees which are to be used for building a new solid waste facility and not a garbage can

collection fee.

14. Dogs on the ranch must be on a leash or confined on your property. Some dogs have been running loose. Calls can be made to Summit County Animal Control to pick up dogs that are loose and/or causing problems. Their phone number (435-615-3985) is on the Association website.
15. Carolyn Bowles gave a report from Cool Springs Water Company. There was no damage resulting from heavy winter snowfall and cold temperatures. One homeowner had a significant water leak and water to the cabin was turned off. If you see any leaks, please let a member of the Water Company Board know. Water tests have been positive. Carolyn encouraged everyone to continue conserving water.
16. Randy announced the annual election results: Randy and Claire were both re-elected. Randy then called for a motion to destroy the ballots. A motion was made, seconded, and passed.
17. As more property owners now have winter vehicles that are too large to fit through the snowmobile gate more winter gate keys have been provided. There is a question of whether a need still exists for both a summer and winter gate key. At this time 70 property owners have winter gate keys. Feedback will be discussed by the board.
18. The Cool Springs Water Company annual billing is sent in January of each year. The BSR Association annual billing is sent in February. The question was raised about the possibility of sending both at the same time. Both billings are similar in amounts and have caused some confusion with property owners. Feedback will be discussed by the board.
19. The question about plowing snow at the main gate during the winter was raised. Pros and cons were discussed. Feedback will be discussed by the board.
20. Randy ended the meeting with the following reminders:
  - a. Know your neighbors
  - b. Show respect to neighbors and guests
  - c. Follow the dog leash rules
  - d. Remove and contain trash
  - e. Keep the main gate locked at all times. Do not lock it open.
  - f. Abide by the speed limit.
21. Meeting was adjourned at 8:15pm

# Beaver Springs Ranch Association

## BALANCE SHEET

As of December 31, 2017

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1010 Checking - Mountain America	1,038.07
1015 Savings-Mountain America	9,316.58
<b>Total Bank Accounts</b>	<b>\$10,354.65</b>
Accounts Receivable	
1100 Accounts Receivable (A/R)	1,930.00
<b>Total Accounts Receivable</b>	<b>\$1,930.00</b>
<b>Total Current Assets</b>	<b>\$12,284.65</b>
<b>TOTAL ASSETS</b>	<b>\$12,284.65</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
32000 Net Assets	2,189.62
Net Income	10,095.03
<b>Total Equity</b>	<b>\$12,284.65</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$12,284.65</b>

# Beaver Springs Ranch Association

## PROFIT AND LOSS

January - December 2017

	TOTAL
Income	
4100 Regular Assessments - Beaver Springs Ranch	35,200.00
4110 Regular Assessments - Weber Mountain	600.00
4170 Other Income	5,000.00
4200 Gate Keys	1,400.00
4300 Late Fees	450.00
8000 Interest Income	11.58
<b>Total Income</b>	<b>\$42,661.58</b>
<b>GROSS PROFIT</b>	<b>\$42,661.58</b>
Expenses	
6000 Dues & Publications	75.00
6010 Main Gate - Keys and Locks	810.56
6012 Main Gate - Painting	159.83
6020 Insurance	2,840.00
6030 Office Expenses	765.30
6040 Road Maintenance	26,989.20
6065 Noxious Weed Control	300.00
6066 Miscellaneous Expenditures	100.00
6070 Utilities	171.66
7000 Legal & Professional Fees	355.00
<b>Total Expenses</b>	<b>\$32,566.55</b>
<b>NET OPERATING INCOME</b>	<b>\$10,095.03</b>
<b>NET INCOME</b>	<b>\$10,095.03</b>