

MLMEPOA Board Meeting 6/23/26

@ Tim Dearborn Residence - 9:00 AM

Board members present:

Liz Miller

Tim Dearborn

Lori Wheeler

Andrea Harshberger

Clark Hess

Residents present:

Rick Bieterman

Kevin George

John O'Brien

Kathryn Dunphy

Brian Dunphy

Introduction and Welcome

- Tim Dearborn welcomed all attendees and facilitated introductions from everyone present.

Review of Previous Minutes

- The minutes from the previous board meeting were noted as already approved via email and remain publicly accessible on the MLMEPOA website.

Water / Wapaca Information (Presented by John O'Brien)

- **Augmentation Plan Structure:** The plan dates back as one of the oldest in the state, running on an estimated design factor of 127,750 gallons per household annually.
- **Dam Maintenance & Repairs:** Engineering inspections occur every two to five years. Ongoing maintenance requires gopher hole repairs, willow removal, and structural monitoring for seepage. Additionally, Rick mentioned that a pressurized irrigation pipe leak near the little red house is planned to be repaired between July and October.
- **Committee Re-establishment:** The board officially voted to re-establish the **Water Trustee Committee** to manage reporting

compliance, oversee dam maintenance schedules, and handle winter releases. John O'Brien and other volunteers will staff the committee.

Watershed Ranch Related Items

- **Dumpster Location:** The dumpsters are currently resting temporarily on Excel's leased right of way. Excel will have project footprint activity there through 2027, and the association will coordinate to keep the temporary site viable during that time.
- The board voted to permanently relocate the dumpsters further east towards the highway on land generously provided by Watershed Ranch. The site will be leveled using road base and enclosed with a three-sided privacy fence using volunteer labor (estimated cost: \$2,000–\$5,000). A \$3,000 line item was approved for the budget.
- **US-24 Cattle Guard / Alternative Fencing:** Replacing the buried cattle guard near the highway would require engineering and concrete structural work that would be cost prohibitive. Rick suggested that they would also be ok with fencing both sides of the road to avoid needing the new cattle guard.
- **Decision:** The board voted against replacing the cattle guard due to high costs. Instead, with affirmation from Rick Bieterman, they approved the installation of a three-strand fencing solution with gates on both sides of the property so Watershed Ranch can access their fields. Details for the fencing project will be worked out over the next year.

Homes for Sale / Contact Information Page

- **Real Estate Status:** There are currently seven active home listings in the neighborhood and one pending sale.
- **Contact Information Database:** Tim Dearborn maintains the secure, unindexed community directory via a Google Sheet. Reach out to Tim to get access instructions.

Road Work Update

- Road infrastructure work is complete. A total of 240 tons of material was successfully delivered across 16 truckloads while remaining inside budgeted limits.

Finances & Budget

- **Performance Review:** The fiscal year-end financial position is strong; revenues surpassed projections, and snow removal costs trended below budget. A past high-yield interest account tax penalty has been resolved and will not recur. Reserve funds are securely positioned at approximately \$87,000.
- **2026–2027 Budget Approval:** The board formally approved the upcoming budget, projecting \$55,000 in revenue. Adjustments include increasing the snow removal fund to \$3,500 and accounting for fluctuating fuel surcharges on trash services. The board voted to add a \$3,000 extraordinary expense line item out of reserves for the dumpster pad.

Review of Upcoming August Annual Meeting Agenda

- **Logistics:** Mailing preparations remain on track for next week.
- **Quorum Management:** Due to neighborhood turnover, securing attendance and proxy forms is vital—especially from residents currently selling their properties who may overlook association business.

Meeting adjourned at approximately 10:30 AM