

22 March 2019

Fellow POA Members:

Greetings from the Board of Directors of the Ranches at Bull Canyon Property Owners Association (POA).

It is that time of year again when POA annual dues are due. Annual dues for 2019 are \$250.00 per lot owned at Bull Canyon. An invoice for each lot has been sent to the POA members. If you have paid your dues, thank you. If not, please remit your annual dues promptly. Thank you. A return envelope was also sent. Please note that the POA's current mailing address:

**Ranches At Bull Canyon POA  
PO Box 375  
Clearfield, UT 84089**

We would like to acknowledge and thank those POA members who are officers and/or members of the board of directors of the POA, or who have otherwise served and assisted the POA in the past year. Officers and/or board members are Steve Breitkreuz (secretary), Carol Simon (Financial Officer), Deborah Norris (board member), and myself (President). Other POA members who assisted the POA in the last year are former board member Eileen DeCastro (collections and grass assessment) and Tim Lamb, our equipment operator. The POA's officers and board members are listed at the end of this letter.

We would also like to acknowledge former POA member George Conner who has continued to assist us with road maintenance and improvements.

The 2019 annual meeting for the POA is scheduled for 8 June 2019 in Santa Rosa, NM, at the Hampden Inn at 1:00 PM. Please plan to attend. **The Hampton Inn is offering a discounted room rate of \$99.00 plus tax per night while staying in Santa Rosa for the POA meeting. To ensure that you get the special rate, please mention that you are there for the Bull Canyon POA meeting.** The Hampden Inn's manager has assured me that you will get this rate regardless of whether or not this special rate is in their computer at the time you make your reservation. The telephone number of the Hampden Inn is 575-472-2300.

This year there will be an election for two of the five board seats, each for a two-year term. Currently, Charles Simon and Steve Breitkreuz each hold one of these two board seats. A third seat with 1 year to go in its current term is vacant. Steve and Charles are both standing for re-election to the board seats they currently hold. The board is relatively small and would benefit from new members and their ideas. You are encouraged to get involved and to self nominate so that we can all benefit from your participation and you can have a hand in shaping the future of our community. If you would like to serve on the board, you must self nominate yourself. The board will be accepting self nominations by mail until 25 May 2019 for these three seats. If you self nominate, please send your self-nomination to the POA at the following address:

**The Ranches at Bull Canyon POA  
PO Box 375  
Clearfield, Utah 84089**

Your self-nomination must be postmarked no later than 25 May 2019. Self-nominations will also be accepted at the annual meeting on 8 June 2019. If after the annual meeting on 8 June 2019, there are four or more candidates for the three board seats, an election will be held to fill the three board seats. Ballots will be sent out after the annual meeting. If there are less than four candidates, these candidates will be appointed to the board for a two-year (or one year for the vacant seat) term by the current board. **Please consider volunteering to serve**

**on the POA board of directors. To run for a board seat, you must be a lot owner at Bull Canyon and you must self nominate. If you self nominate, a short bio is required,** which will assist with the introduction of your qualifications to the membership. As an incentive to encourage POA members to serve on the board, the POA will be reimbursing board members up to \$500.00 for travel costs to the annual meeting this year and in 2020.

If you have or will have a proposal to present at the annual meeting, it will be handled in the following manner: If the proposal requires a vote of the POA membership, it will be presented to the membership for a vote after the annual meeting. This is done so that the entire POA membership has an opportunity to consider and vote upon the proposal. If the proposal is something that the POA Board of directors can handle, the board will consider and vote upon the proposal after the annual meeting. In either case, to submit a proposal at the annual meeting, you must put your proposal in writing, why you think it is in the best interest of the entire POA membership and a ballpark cost estimate.

For those members who cannot attend the POA annual meeting, but would like to participate in the meeting, we will have a two-way telephone link set up for this purpose. To call in, dial 800-444-2801 and then enter the conference code of 7466106. We will turn on the telephone link at approximately 12:55 PM MDT on Saturday, June 8, 2019.

Several things happened at the ranch in 2018 and there are several items of interest to be covered in 2019. They are as follows:

The combination for the lock on the entrance gate is currently **2 0 7 3**. This combination will be changed the day after the 2019 annual meeting. Please close and relock the entrance gate to Bull Canyon immediately after using the entrance gate. Also please close any gates within Bull Canyon immediately after opening and passing through them.

In April 2015, the current five-year grazing contract was executed. The current contract is held by Tim Lamb (Jack Inc). This contract covers such items as cost per animal unit, insurance, sub-leasing, water, etc. The maximum number of animal units to be grazed on the ranch is determined every six months based on grass conditions and discussions with Tim Lamb. For the current six-month period (Nov 1, 2018 to May 1 2019), up to 200 animal units were allowed.

The developers of the Ranches at Bull Canyon left the lot owners with a poorly routed and designed road system that is vulnerable to inclement weather and creek crossings that are very costly to repair when damaged. As a result, the roads and creek crossings have been damaged multiple times by bad weather. Since the POA does not have sufficient money to permanently fix the roads, the POA has reconfigured the creek crossings and other problem areas to make it easy to repair these portions of the road when damage occurs because of bad weather. The POA thereby hopes to avoid the extensive damage to the roads that have occurred in the past. During 2018 as in past years, road repairs were made as needed.

In an attempt to fix some of the problem creek crossings, the POA in 2018 bought three preformed concrete culverts. The cross section for the channel through the culverts for water flow is 6 ft by 3 ft high. The culverts are 12 ft wide (12 ft road width over the top of the culverts), approximately 7 ft long and weighing about 27,000 pounds. These culverts were installed at the problem creek crossings on the east loop at approximately the property line between lots 65 and 66. This location was chosen because (per Tim Lamb) of the problems areas that were suitable for installation of culverts, this location was the one with which Tim had the most problems and required the most time, work and expense to repair after a heavy rain. So far, these culverts have handled all of the rain storms that the ranch has received since being installed including one 3 inch rain. The hope that water and debris will flow through the culverts (and over the culverts if necessary) during heavy rain storms without washing the culverts out and thus eliminate

most if not all road damage at this problem creek crossing has been fulfilled. This has greatly reduced the time and costs of road maintenance and repair at this location. As these culverts have worked as hoped, the POA plans to install additional culverts at two or three locations this year and will continue to install these preformed concrete culverts at other problem creek crossings where appropriate in future years as POA finances permit.



When I last visited the ranch in June 2018, the roads were in the very good shape. At that time, the roads were open to all lots (Keep in mind that because the roads are unimproved back country dirt roads; as a result, there are places that will always require a 4wd [or equivalent] vehicle to safely traverse).

Tim Lamb is our equipment operator. Our thanks to Tim for his hard work keeping the roads passable and in good repair. When planning to visit the ranch, please contact Tim Lamb directly (662-617-9556, this is a new number) at least several days beforehand for road/lot/weather status. When you arrive at the ranch, please contact Tim again so that he will know that you are there. Tim will make every effort to ensure that there is access to the property or properties that you desire to visit, however, you must give him sufficient notice.

If you would like to have work performed (e.g. building driveways and roads on your lot(s), clearing areas for pads or structures) using the POA's equipment, please contact Charles Simon (801-564-3248). All such work requires cost estimates and board approval before a work order can be issued to Tim.

Next a short summary of the POA's finances for 2018. The POA's major sources of income were association dues and the grazing lease at \$21,000.00 and \$43,164.00, respectively. The major expense was road maintenance, improvement and repair, (including equipment rentals, culverts and maintenance and repair of the POA's road maintenance equipment) at \$57,715.20. The POA's financial statements for 2018 are posted on the POA website.

The Bull Canyon road system is on GPS. Instructions for using GPS at Bull Canyon are posted on the Bull Canyon website, under the Resources Section.

Finally, I will repeat safety advice to be heeded when visiting Bull Canyon: The roads at Bull Canyon are unimproved dirt roads. During and after rain storms, there are a number of places on the roads at Bull Canyon where large volumes of water can flow across the roads creating hazardous conditions. At these places, the road can be damaged or destroyed and vehicles can be swept away. If this happens, the vehicle can be severely damaged, and anybody inside the vehicle is at risk. In addition, vehicles can become stuck in the mud or otherwise disabled. To prevent this from happening to you if you are visiting Bull Canyon, do not traverse anyplace on the roads where water is flowing. If you are there during heavy rains, leave the ranch as soon as you can do so safely. Otherwise, seek high ground. Do not attempt to drive on damaged portions of the roads that are beyond the capabilities of your vehicle or of your driving skills. Remember, you use the roads at Bull Canyon at your own risk. Also, during rain storms, there is the possibility of lightning. Please, let Tim Lamb know if you are going to be out there, particularly if the weather is bad or if bad weather is expected. If at all possible, use a four-wheel drive vehicle when visiting the ranch. Bull Canyon is desert, so please take lots of water with you when you visit the ranch as well as sun protection, e.g. sun screen, sunglasses, hats, long sleeve shirts etc. Beware of snakes. Some of the snakes at Bull Canyon are poisonous. There are a number of places at Bull Canyon where tripping/fall hazards exist. Please avoid them. Remember that cell phone reception varies at Bull Canyon and there are locations where cell phones may not work. If you get stuck, injured or sick at Bull Canyon, because of the remoteness, rugged terrain and potential lack of communications, it may take a long time for you to be rescued. Please keep the hazards mentioned above in mind when at the ranch."

Contact info for the POA board members is listed at the end of this letter. If you have any questions, comments, problems to report, complaints, praise, etc. about the RBC or to the POA, please feel free to call myself or one of the other officers/board members.

Charles Simon  
Ranches at Bull Canyon POA President

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