

**Raspberry Mountain Ranch (RMR) Property Owners' Association (POA)
Annual Membership Meeting of Directors Meeting - DRAFT
La Veta, CO**

Date: October 7, 2017

Time: 10:30 AM

Place: La Veta Library, La Veta, CO 81055

Board Members Present:

JH Jeff Hanko, #22, President

FS Fran Sanden, #6, Secretary

GR Gina Roberti, #22, Treasurer

TB Tom Bettis, #5 Board of Directors

KB Kelli Bjorum, #24, Board of Directors

WC Windell Cannon, #12, Board of Directors, CRE Liaison

Board Members Absent:

CC Craig Clark, #3, VP

Members Attending:

Isabella Bettis (#5)

Don Atwood (#s 10 & 11)

Doug Hailey (#19)

Chris & Ricky Daly (#20)

John & Cynthia Salveson (#s 28 & 29)

Guests:

Jeremiah Hall

Members attending via proxy (9):

Elias (#14)

Archambault (#13)

Brown (#2)

Fritson (#16)

Clark (#3)

Hockett (#25)

Laubach (#4)

McFadden (#33)

Wood (#39)

Call to Order: President, Jeff Hanko, called the meeting to order at 10:30 AM. Don Atwood certified the proxies. A quorum was established.

1. **Minutes of 2016 Annual Meeting:** John Salvesen motioned that we approve the minutes. WC seconded. All in favor. **Motion .**
2. **General Comments:**
 - a. **President –**
 - i. Roger Schalla’s 10-year cattle lease expires on 12/31/17. Thus, a new lease has been drawn up and is currently being reviewed by CRE. Doug Hailey motioned that we open the bidding to ranchers known to us with the criteria being the same as we currently abide by (e.g., cattle come in on Memorial Day and leave the first of November). The motion was seconded by TB. Voting was as follows: one against, one abstention, 18 in favor. **Motion passed.** Jeremiah Hall, our snow plow and grader operator, came to the meeting to discuss his desire to bid on the cattle lease. Additionally, JH noted that CRE has put a lot of work into keeping the front gate operable. It was recommended that our share of the cattle lease (~2/3) go to CRE to pay our share of gate maintenance. WC made a motion to accept this recommendation; FS seconded. All in favor. **Motion passed.**
 - ii. JH noted that Don Atwood, with approval of the BoD, has changed access to his two parcels. He’s had the property surveyed and has worked with the county.
 - iii. JH reported that CRE (specifically, Bruce Cantrell) doesn’t like the way we put up the snow fencing so CRE will put it up; however, RMR will still put up the snow fencing by the Clark’s parcel.

- iv. JH reported that he approached CRE about putting up a building on our common 18 acres to store the grader. CRE is opposed to the idea. JH is going to ask Jones (CRE #6) if we can store the grader in his barn.
 - v. JH reported that the grader was in need of some repairs (cables) that couldn't be done by Jeremiah Hall or La Veta Oil. A mechanic came down from Colorado Springs and installed new cables.
 - vi. JH reported that he, Chris Daly, and Jeremiah Hall will look at the need for a culvert at the Daly's parcel (# 20) during work day tomorrow.
- b. **Vice President** – No report
 - c. **Secretary** – FS noted that we are out of gate openers and her request to Bud Mazza has gone unanswered. It was suggested she go to Tractor Supply or Harbor Freight to buy more.
 - d. **Treasurer** – GR passed out 2017 expenses incurred to-date spreadsheet and a 2018 budget. Because of a surplus, a motion was made to lower the annual association fee to \$500/parcel (currently \$650) and \$400/parcel if someone owns more than one parcel. Don Atwood seconded the motion. All voted in favor. **Motion passed.**
3. **Committee Reports:**
- a. No committee reports
4. **Old Business:**
- a. John Salveson brought to our attention the need to plow Rawhide as he uses his property (#28 & 29) for recreational purposes and often needs a 4-wheel drive vehicle even when the snow depth hasn't reached the level needed (6" at FS's house) to bring in our plow operator. It was recommended that he call Jeremiah Hall when he needs Rawhide plowed.
 - b. KB brought up the issue of David McFadden's RV being parked on his property (#33). She said that it's an eyesore and that potential buyers of her property (#24) are put off by it. Further, she noted that Dr. McFadden's agreement with RMR to locate his RV on his parcel for 18 months expires at the end of December

2017. RMR's covenants state that temporary housing may be set up on a person's property for 18 months while in the process of building. JH said that he would contact Dr. McFadden about submitting building plans.

- c. Don Atwood brought up the issue of erosion on parcel #13 (Archambault). He said that some reforestation should be done. Those in attendance said that although the Archambaults don't intend to build, the amount of grading done to smooth out the lot was minimal and that potential buyers would see the grading as an asset.
 - d. KB brought up the issue of poachers which are still a problem. All were reminded not to confront poachers; rather, we should call the sheriff.
 - e. The issue of using our plow/grader for private driveways was brought up. Because of wear and tear and fuel, Don Atwood made a motion that we charge the property owner \$35/hour to grade/plow. Chris Daly seconded the motion. All voted in favor. **Motion passed.**
 - f. Weeds continue to be a problem along the roads. It was noted that Chad Lessar does weed mitigation. It was suggested that we spray twice a year with Milestone, 30 days before cattle arrive and not at all while cattle are here. These instructions should be put in our SOPs.
 - g. The date of the annual meeting was reconsidered. Chris Daly made a motion that we keep it the first Saturday in October, to coincide with Oktoberfest. WC seconded the motion. All voted in favor. **Motion passed.**
5. **New Business: The terms of** WC and FS have expired. JH made a motion to reelect them to the board. KB seconded. All voted in favor. **Motion passed.**
 6. **Next Meeting** – October 6, 2018 at 10:30 AM at location TBD.
 7. **Adjournment** – A motion was made by John Salveson to adjourn the meeting. Chris Daly seconded the motion. All voted in favor. Motion passed. The meeting was adjourned at 12:09 AM.

Respectfully submitted this 7th day of December 2017 by Fran Sanden, Secretary, RMR POA.