

**Raspberry Mountain Ranch Property Owners Association, Inc. (RMRPOA)  
Saturday, September 3, 2011 from 10:00 AM – Noon  
La Veta Public Library, 2<sup>nd</sup> Floor, La Veta, CO  
Annual Meeting Minutes-DRAFT**

**Board Members Present:**

JH Jeff Hanko #22, President  
EK Ed Kirkland #17, Vice President  
DB Doreen Baumann #24, Treasurer  
FS Fran Sanden #6, Secretary  
WC Windell Cannon #12, CRE Liaison  
TB Tom Bettis, #5

**Board Members Absent:**

DN Dick Newsom #31  
CC Craig Clark, #3

**I. Call to Order & Opening Remarks – Jeff Hanko**

The meeting was called to order at 10:00 AM by President Jeff Hanko.

**II. Roll Call by Jeff Hanko**

**A. Introduction of RMR Officers/Board Members:**

Jeff Hanko, President  
Ed Kirkland, Vice President  
Doreen Baumann, Treasurer  
Fran Sanden, Secretary  
Windell Cannon, Board Member & CRE Liaison  
Craig Clark, Board Member (in absentia)  
Tom Bettis, Board Member  
Dick Newsom, Board Member (in absentia)

**B. Introduction of Property Owners Present:**

#4 Clint Laubach & Sombra McKinney  
#5 Isabella Bettis  
#13 SA (SA)  
#14 Don Elias  
#24 Stu Baumann (SB)

**C. Members Present by Proxy:**

#16 Kevin & Eileen Fritson by Ed Kirkland  
#19 Doug Hailey & Diana Daniels by Ed Kirkland  
#20 Christopher & Frederica Daly by Fran Sanden

**III. Certification of Proxies and Decision on Quorum - Fran Sanden, Secretary**

13 voting members of 36 eligible voting owners were present (36%). In order to conduct official business, a quorum is required (defined as 50% + 1 of eligible members). Thus, 19 eligible voting members are required for a quorum. No quorum was established; therefore no official business was conducted.

**IV. Minutes of 2010 Annual Meeting - Fran Sanden, Secretary**

Minutes from the 2010 Annual Meeting were not read. The minutes were available as handouts and had been emailed earlier to all eligible members. No motion was made to approve because of lack of quorum.

**V. President’s Report – Jeff Hanko**

**Discussion on Rental Vote.** Since no quorum was established, the ballots were counted and the results used as a survey on how property owners felt on the issue. The results showed the following:

Long Term Rentals (greater than or equal to 6 months)		Short Term Rentals (rental of 3 days or more but less than 6 months. Also, no more than 6 rentals in a 6 month period and no more than 8 people to occupy a rental home at any one time).	
YES	NO	YES	NO
5	7	3	9

**VI. Treasurer’ Report –Doreen Baumann**

DB handed out the 2012 budget.DB suggested that RMR keep the Association Fee at \$650/year until the grader is paid off. **[NOTE: Although a motion was made by DB and seconded by SA, since no quorum was established, the motion can’t be counted and entered into the record. It is recorded here as a suggestion.]** Windell said that the grader needs to be amortized and Stu mentioned that it will need new tires in 1-2 years. It was noted that the grader’s maintenance budget is not in the Treasurer’s report but depreciation of the grader has been included.

**VII. Committee Reports**

**A. Architectural Review Committee (ARC) –** Jeff Hanko in Dick Newsom’s absence. Stu & Doreen Baumann (#24) submitted plans earlier in the year to the BoD to extend their barn and convert it into their home. The plans were approved by the BoD at that time.

A refundable fee collected at preliminary approval of submitted architectural plans was discussed. It was suggested that ½ be paid by the property owner and ½ paid by the contractor. If the home is built according to the submitted plan, the fee will be refunded.

Because of suggested changes to the policy, it was decided that the draft policy should again be sent to the property owners for final approval. **ACTION** item.

**B. Governing Documents** - Jeff Hanko, Chairman, told all that the Policies & Procedures documents (with the exception of the ARC process and rental policy) are finished, approved by the property owners, signed by JH and ready to be filed with Huerfano County. The documents were available to all as handouts. **ACTION** item. SA suggested that we address corporate rentals in the rental policy. JH said he would put together a pro/con letter on rentals with help from WC and CC. The letter will be sent to all property owners along with a reissue of the rental ballot. **ACTION** item. Further, it was suggested that RMR share the information with CRE.

**C. Ranch Management** – Stu Baumann, Chairman informed all that we have many weeds that require lots of weed spraying. In addition, CRE’s weed (e.g., mulleins, thistle) are out of control. SA said that Sporleders in Walsenburg helped them get their weed problem under control. We were reminded that we must be careful with what we use to control the weeds and when we spray because of the cattle on the ranch.

SB told us of a new plan/design for corner road signs because many of the old signs have deteriorated. He suggested a work day when all of us get together to weed whack and clean up around the corner sign posts. In addition, on work day, new sign posts will be installed. It was decided that work day will be October 3<sup>rd</sup>.

**VIII. Annual Meeting.** Since we had such poor attendance at this year’s annual meeting, it was decided to resume our annual meetings on Oktoberfest weekend. Thus, next year’s meeting will be held on October 6, 2012.

**IX. New Business.** DB said that 2012 Assessment dues are due 1/31/2012.

**X. Additional items from the floor**

**XI. Announcements** – Jeff Hanko

A. Board of Director’s meeting will be held at 1:00 PM today.

B. JH reminded all about the Social that will be held on his property today at 4 PM.

**XII. Adjournment.** The meeting was adjourned at 11:05 PM.

**Respectfully submitted this day** \_\_\_\_\_

**By Fran Sanden, Secretary** \_\_\_\_\_