

## Minutes of the Raspberry Mountain Property Owners Association

Date: 10/6/07 from 11:40 am to 12:15 pm

Place: CRE Parcel #6- Jackson Barn

RMR Board Present: Fran Sanden, President  
Sharon Archambault, Vice President  
Jon Scarpelli, Treasurer  
Doreen Baumann, Secretary

Voting Members Present: 13 voting members present plus 5 by Proxy for a total of 18 votes.

- #4 Laubach, Clint & Sombra McKinney
- #6 Fran Sanden
- #7 Parke by Proxy (Fran Sanden)
- #8 Parke by Proxy (Fran Sanden)
- #12 Cannon, Windell & Camille
- #13 Archambault, Steve & Sharon
- #14 Elias, Donald & Ana
- #16 Fritson, Kevin & Eileen
- #17 Kirkland, Ed & Cathy
- #18 Parke by Proxy (Fran Sanden)
- #20 Under Contract: Daly, Chris & Ricky (Non voting)
- #21 Scarpelli, Jon
- #22 Hanko, Jeff & Gina Roberti
- #23 Robeson by Proxy (Danny Hockett)
- #24 Baumann, Stu & Doreen
- #25 Hockett, Danny & Barbara
- #31 Newsom, Dick & Shirley
- #36 Carr, John
- #39 Kelly by Proxy (Steve Archambault)

**11:40 AM Call to Order** by Fran Sanden, President

**Elections to the Board:** Present Board members volunteered to continue after their one year appointed term: Fran Sanden, Sharon Archambault, Jon Scarpelli, Doreen Baumann.

### **Nominations from the floor:**

Windell Cannon	nominated by Steve Archambault, 2 <sup>nd</sup> by Fran Sanden
Ed Kirkland	nominated by Dick Newsom, 2 <sup>nd</sup> by Sharon Archambault
Jeff Hanko	nominated by Windell Cannon, 2 <sup>nd</sup> by Stu Baumann
Kevin Fritson	nominated by Camille Cannon, 2 <sup>nd</sup> by Dick Newsom
Dick Newsom	nominated by Kevin Fritson, 2 <sup>nd</sup> by Barbara Hockett

Steve Archambault motioned to close the nominations, 2<sup>nd</sup> by Jon Scarpelli. All carried.  
Fran asked for a vote to approve all those nominated to the Board. Vote was unanimous. None opposed.

**Treasurer's Report:** Jon Scarpelli presented the Treasurer's Report and 2008 Budget dated October 6, 2007. (Summary: The 2007 Total Income from January to October 2007 was \$16,291.81 and Total Expenses from January to September 2007 was \$28,063.87, not including 4<sup>th</sup> quarter expenses, for a Total Net Loss of (\$11,772.06) to date. RMR received a Reserve Fund from the Developer of

\$43,119.90 at turnover in 2006. The Reserve would cover expenses and be \$31,347.84 by 2007 year end.)

Jon explained how fast we (RMR) are depleting our reserves. He suggested that we needed \$100 per month x 37 parcels to meet our expenses in order to maintain the existing reserve fund. Our three major expenses are snow removal, road maintenance and fencing. A discussion followed concerning the expenses and the existing common assessment of \$395 including questions asked by members and responses by Jon per the following:

Steve Archambault: Were our expenses out of the ordinary last year? Response: Not at all. Our expenditures along with the \$3000 that Jim Young (Cuchara River LLC, developer) spent between October through December 2006 were not extraordinary.

Where did the original \$395 come from? Response: The Developer kept the assessment under \$400 due to additional paperwork and regulations for the developer per email from Kelly Young, managing partner of CRLLC.

Steve Archambault: What would you have if we total all the expenses and divided across all the property owners? Response: With \$38,900 in expenses, we would break even, not including any capital expenses.

**Budget for 2008:** Jon presented a budget for 2008 with projected total income at the existing rate of \$395 per annum (\$20,337), and with a recommended increase to \$795 per annum (\$35,337). With 2008 expenses projected at \$38,900, Jon projected the reserve would be down to \$12,000 by year end if we did not increase the common assessment. Jon's recommendation is to keep a target reserve of \$20,000 for emergencies.

Jon explained that we have 37 property owners (Parcels 27 & 28 are still owned by the Developer and do not generate income) and five access people (Millard, Wood, Smith, Grace, Robino) with only 4 contributing.

A discussion followed about the road maintenance expense. Windell Cannon asked if we could consider a lease purchase or lease out of equipment. Stu Baumann explained that it would cost somewhere in the \$100,000 range, need more than one operator, need more than one piece of equipment, and RMR doesn't have land or a place to store and maintain the equipment. Liability insurance would be another factor.

Joe Carr asked about a special assessment to balance the budget that would need a 2/3 vote of the membership. Steve Archambault asked if there were any expenditures this coming year that were out of the normal. Jon and Fran said that no major expenses were planned this coming year. Kevin Fritson said that going from 395 to 1000 was too much for some people. Jon said that it is the owner's responsibility and obligation to take care of the property, including weed control and snow removal.

**Motion to increase Common Assessment to \$600/Annum:** Windell Cannon summarized and motioned that we set the common assessment at \$600 per year and use \$20,000 as a bottom line for the reserve fund. If we go below the \$20,000, we would then have to consider a special assessment or raising the common assessment in the future. 2<sup>nd</sup> by Steve Archambault. A Roll Call Vote was approved unanimously.

Jon had projected that \$595 would leave a reserve of \$20,285 by the 2008 year end.

Windell Cannon asked about a method of notification to new property owners. This will be done through Stewart Title Company in La Veta.

Dan Hockett asked if we could assess non members (access people). Jon said we could not, as they have existing contracts with the Developer. Windell suggested that we write a letter to the access people explaining the road maintenance & snow removal issues and ask them to volunteer to pay the additional amount of \$205 per year.

**Payment Method Motion:** Camille Cannon motioned to have the option to either split payment of the common assessment in two payments (with \$300 due January 1<sup>st</sup> and \$300 by July 1<sup>st</sup> ) or pay in full at one time in January. 2<sup>nd</sup> by Kevin Fritson. All carried.

**12:15 PM Motion to Adjourn:** Jeff Hanko motioned to adjourn the meeting. 2<sup>nd</sup> by Sharon Archambault. All carried.