

**Raspberry Mountain Ranch (RMR) Property Owners' Association (POA)**  
**Annual Membership Meeting – FINAL**  
**La Veta, CO**

Date: October 6, 2012

Time: 10 AM - noon

Place: La Veta Public Library, La Veta, CO 81055

**Board Members & Officers Present (7 for quorum):**

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, via proxy  
CC Craig Clark, #3, Ranch Management Committee

**BoD Members Absent:**

DN Dick Newsom, #31, Architectural Review Committee (ARC)

**Members Attending in person (3 for quorum):**

1. Stu Baumann (SB) #24
2. Gina Roberta (GR) #22
3. Carol Clark #3
4. Cammie Cannon #12
5. Sharon Archambault (SA) #13
6. Bob Davenport (BD) #27
7. Don Elias (DE) #14

**Members Attending via proxy (6 for quorum):**

8. Tom Bettis #5 with JH acting as proxy
9. the Dalys #20 with FS as proxy
10. the Parkes #s 7, 8, 18 with EK as proxy
11. Kevin Fritson with EK as proxy
12. and the Hoyers #1 with WC as proxy

In all, 16 parcels were represented either in person or via proxy. RMR has 36 parcels eligible to be represented for voting. A quorum of 19 was required to hold a meeting and cast votes. RMR did not meet a quorum. JH suggested that he send the meeting minutes to all members asking for feedback in order to establish a quorum.

**1. Call to Order:** The meeting was called to order at 10:09 AM by President, Jeff Hanko. Introductions were made and proxies were counted. A quorum was not established.

2. **Approval of 2011 Annual Meeting Minutes** – A motion was made by CC and seconded by EK to approve last year's (2011) annual meeting minutes. All approved. **Motion carried pending approval by absent voting members.**

3. **President, VP & Secretary Reports:**

a. Workdays were set for 2013: Memorial Day weekend with Sunday, May 27<sup>th</sup> set as the workday and Oktoberfest weekend with Sunday, October 6<sup>th</sup> set as the workday.

b. JH announced that BoD member, Dick Newsom, has resigned from the BoD. JH asked if anyone would be willing to fill his place. SA suggested and motioned that the BoD be limited to seven and that we not fill the 8<sup>th</sup> spot. EK seconded. All were in favor. **Motion carried pending approval by absent voting members.** In addition, JH asked if all current BoD members would be willing to serve for 2013. All agreed. **ACTION ITEM** Additionally, DB suggested that during the coming year, the BoD address staggered terms for BoD and officer positions.

c. The emergency easement through Joy Smith's property (Muleshoe & Mountain Valley Rds.) was discussed. JH talked about the letter that he had drafted and asked all who owned their property at the time of the 2006 annual meeting to sign an affidavit to that effect. It was noted that the wording on the letter was incorrect so FS agreed to revise it and present it to all eligible for signing on the workday, October 7<sup>th</sup> 2012. FS agreed to have it notarized and EK said he would take it to the Huerfano County Courthouse for recording. **ACTION ITEM**

d. It was also suggested that the easement at Rilling Canyon Rd and Highway 12 be resolved in 2013.

e. FS & EK reported on the trash dumpster. EK had called Mountain Disposal (MD) to ask about our replacement dumpster. MD reported that they were on back order and that we were #1 on the list to receive one. FS reported that she had sent an email to all trash club members asking them not to put yard waste in the dumpster. She also said she would send MD a letter asking them to add three extra pickups between Thanksgiving and New Year's.

4. **Treasurer's Report:** See attached report

a. FS made a motion to keep annual assessment fees to \$650/yr. CC seconded. All voted in favor. **Motion carried pending approval from absent voting members.**

b. DB & FS told the membership about a San Isabel refund check for \$491.15 that was sent to CRE/RMR. FS deposited it into the joint CRE/RMR Special Fund. FS noted that she had told Lance Freeman about the deposit.

c. FS told the membership about two checks she and Lance had written for common expenses:

1. \$135 for replacement parts for two parcel post mailboxes
2. \$42.53 for new CRE/RMR Special Fund checks

**4. Committee Chair Reports:**

**Architectural Review Committee Chair (JH for DN)** – The only submission for 2012 was from the Baumanns for their pole barn to store hay shed. That request was approved previously by the BoD in the absence of an ARC.

**Rules Documents Chair – (JH)**

All policies & procedures have been filed with the County except those with outstanding issues (e.g., emergency easements, front gate).

**Ranch Management Committee Chairs (CC & SB) –**

- a. SB reported that four roads had been sprayed by Huerfano Weed Control.
- b. It was also mentioned that the Board decided that we would apply a pre-emergent weed killer in March 2013 and perform routine weed spraying during the 1<sup>st</sup> 2013 workday (May 27<sup>th</sup>).
- c. It was noted that the Board had approved acquiring a maintenance contract estimate from Western Power (John Fink, Steve Donner). EK reported that he has asked them to send a written estimate. EK also reported that the oil leak on the propane-driven backup generator at the front gate was due to a loose valve which has now been tightened.

**ACTION ITEM**

**7. New Business –**

- a. The RMR secretary's term expires this year. JH asked her (FS) if she was interested in another term. She agreed.
- b. Attendance at BoD meetings was discussed. The group was told that the BoD had voted to require BoD members to attend at least two meetings per year either in person or by teleconference. It was suggested that RMR look into Skype or Go-to-Meeting.
- c. It was noted that the BoD will get together in 2013 and decide on staggered terms for both the BoD and the Officers.
- d. BD asked about Shell Oil and fracking leases. FS & DB discussed the issue reminding all that each property owner owns 60% of their mineral rights with the RMR POA owning the other 40%. Thus, if a property owner wishes to enter into a mineral rights lease with anyone, they must first get BoD approval.

**8. Next Meeting –** The next annual membership meeting will be held on October 5, 2013.

**Adjournment** – The meeting was adjourned at 11:10 AM.

Respectfully submitted this date 6<sup>th</sup> day of October 2012

by \_\_\_\_\_

Fran Sanden, RMR Secretary