

# **Raspberry Mountain Ranch (RMR) Property Owners' Association (POA)**

## **Board of Directors Meeting – FINAL**

**La Veta, CO**

Date: January 21, 2012

Time: Noon-2:00 PM

Place: Fuller Western Real Estate Office, La Veta, CO 81055

### **Board Members Present:**

JH Jeff Hanko #22, President

DB Doreen Baumann #24, Treasurer

FS Fran Sanden #6, Secretary

### **Present by Conference Call:**

CC Craig Clark #3, Ranch Management Committee

WC Windell Cannon #12, CRE Liaison

### **Board Members Absent:**

TB Tom Bettis #5

DN Dick Newsom #31

EK Ed Kirkland #17, Vice President

**Members Attending:** Stu Baumann (SB) #24

Gina Roberti (GR) #22

1. **Call to Order:** The meeting was called to order at 12:07 PM by President, Jeff Hanko.

2. **Approval of 9/4/11 Annual and BoD Meeting Minutes - JH** made a motion to approve the 9/4/11 minutes. DB seconded. All voted in favor. **Motion carried.**

3. **General Comments:**

**President** – No comment

**Vice President** – Absent

**Secretary** – FR discussed the Agricultural Survey she (and others) received from the US Department of Agriculture. The survey is sent every 5 years and responding is mandatory or a fine is levied. FR met with Louise Sandoval, Huerfano Country Tax Assessor, for clarification. Louise had received many calls about the survey but had not seen on. FR gave her a copy. Louise's advice was to respond to the survey with one or two sentences stating that we, as individuals, are part of a larger POA and that any money we receive from agriculture efforts do not come to individuals but are rolled back into the POA treasury. WC reported that he responded to the survey on the phone.

**Treasurer** – DB reported that RMR has received \$7,000 to date from POA assessments. She stated that she did not give property owners a 6-month option (pay ½ by January 31<sup>st</sup> and the other ½ by July 31<sup>st</sup>) as it created confusion in the past.

She also asked the BoD if she should transfer part of our funds to a CD or other instrument. JH suggested that she do what she would do with her own money. Lastly, DB submitted a bill for SB's services. **ACTION ITEM**

#### **4. Committee Chair Reports:**

***Architectural Review Committee Chair (DN)*** No report.

***Rules Documents Chair*** – JH reported that 80% (30/38) of the membership voted on short- and long-term rentals. The final votes were as follows:

Short-term rentals: 11 YES/19 NO. Thus, short-term (< 6 months) rental were defeated.

Long-term rentals: 21 YES/9 NO. Thus, long-term rentals (> 6 months) were passed.

JH made a motion to finalize the Architectural and Rental policies and get them filed with the county. FS seconded. All voted in favor. **Motion carried. ACTION ITEM**

***Ranch Management Committee Chairs (CC & SB)*** – SB noted that one mile of road needs to be resurfaced with additional road base. SB also noted that CC has fixed the gate generator.

SB reported that our road signs can't be seen at night. His remedy was to put a reflective backing on each sign. **ACTION ITEM**

**5. Front Gate/Snow Fence** – WC said he had not yet discussed the 80/20 split with Lance Freeman (LF), CRE VP. Concern was raised about CRE paying their share. It was suggested that WC ask LF for advice on the matter. **ACTION ITEM**

CC reported that the gate was not wired to code. SB and CC will fix it with CC supplying the parts. CC said it shouldn't cost more than \$1,000. It was suggested that we use some of the money from the common account to pay for these items. It was also noted that we need a light source at the key pad. CC to look into the matter. For the time being, SB will replace the light bulb. **ACTION ITEMS**

JH will talk to LF about the snow fence, which wasn't put up this winter. LF had told FS that he didn't have time because of opening and operating his new business, the ***Next Door Deli***. **ACTION ITEM**

**6. Emergency Easement** – It was reported that RMR received a letter from Dufford Brown, Joy Smith's attorney, re: the letter sent to Joy last spring regarding the illegal vacation of easement when Jim Young sold her the property. The Brown letter stated that if anyone should attempt to use the

easement, they would be cited with trespassing. JH will call Gary Hannisch, RMR attorney, to write a response letter. **ACTION ITEM**

JH asked the BoD if any had the minutes from a purported September 29, 2005 joint CRE/RMR meeting on the subject. No one could recall said meeting especially since it allegedly occurred a few days BEFORE the

**7. New Business** –JH asked about the apparent break-in to the shed on Chris & Ricky Daly's property (#20). SB will investigate. **ACTION ITEM**

SB brought up the issue of plowing at the dumpster and mailbox sites. FS had suggested the RMR buy the Sandens a blade to put on their truck in order for them to help CRE with the task. WC suggested that his Bobcat, which he leaves at this RMR property, be used, thus saving the POA money. All thought this a good idea. SB will move the Bobcat to his property so that he can plow those small areas as needed.

WC and SB also said they could check with Sporleders about buying a brush hog to whack the weeds on the side of our roads in lieu of using chemical for weeding.

It was suggested we buy new signs for the following roads: Crossfire, Longhorn, and Maverick. JH said that he will have them made. **ACTION ITEM**

WC said that he would talk to LF about plowing all roads after Eric Andreatta's contract expires.

A discussion was held about putting in a phone line at the gate. It was decided that there was not enough demand. The subject was tabled.

DB reported that Dick and Shirley Newson have a new email address: [dickandshirley@att.net](mailto:dickandshirley@att.net).

CC asked FS if we might have weekly trash service during the holidays (Thanksgiving-New Year's).

**8. Next Meeting** – May 5, 2012 @ noon, Fuller Western Real Estate office, La Veta.

**Adjournment** – The meeting was adjourned at 1:25 PM upon a motion by CC and seconded by DB. All voted in favor. **Motion carried.**

Respectfully submitted this date 11<sup>th</sup> day of March 2012

by \_\_\_\_\_

Fran Sanden, RMR Secretary