

**Raspberry Mountain Ranch Property Owners' Association (RMRPOA)
Board of Directors Meeting (BoD) – DRAFT**

Date: April 9, 2011

Place: Fuller Western Real Estate Conference Room, La Veta, CO

Board Members Present:

CC Craig Clark #3
EK Ed Kirkland #17
JH Jeff Hanco #22
DB Doreen Baumann #24
FS Fran Sanden #6
WC Windell Cannon #12

Board Members Absent:

TB Tom Bettis #5
DN Dick Newsom #31

Members Attending:

Stu Baumann (SB) #24
Carol Clark #3

Guests Attending:

Lance Freeman, VP CRE

1. **CALL TO ORDER:** The meeting was called to order at 1:05 PM by President, Jeff Hanco.
2. **APPROVAL OF BoD 1-8-10 MINUTES** - CC made a motion to approve the 1-8-11 minutes. DB seconded. All voted in favor. **Motion carried.**
3. **GUEST BUSINESS:**
 - a. **GATE:** Lance talked about the idea of re-configuring the gate and expressed some concern as to whether it would solve our problems with wind and snow. To go to a correct design would cost \$10,000. A fellow from Canon City is coming next week to see if we have alternatives. DB suggested a company called Estate Gate. We may need two, depending on the width of the opening. DB will get a price and put Lance in touch with the vendor. **ACTION ITEM** The Estate Gate operates like a railroad crossing with a hydraulic mechanism. Lance also mentioned that the gate's back-up generator is now working. Seems that when it was installed, it was piped for natural gas instead of propane.
 - b. **LANDSCAPING:** Bruce Cantrell has agreed to provide water for the gate garden. Lance suggested that we put a tank near the back-up generator. Lance also said that maintaining the area (gate and garden) is a lot of work and suggested that we work out something where we all work together (i.e., CRE and RMR).
 - c. **MAILBOX AND TURN-AROUND:** The mailbox area and turn-around for the mailman **MUST** be plowed during snows. And, the trash area right in front of the two dumpsters needs to be shoveled out. He suggested that we rotate the duty. **ACTION ITEM** Lance also asked FS to send out an email asking the users of the dumpster to please break down their boxes. **ACTION ITEM**
 - d. **GRAZING:** Lance has been working with Cole Goemmer about the remaining three bulls that are roaming on Raspberry Mountain Ranch and Cuchara River Estates. EK said that the fence behind Tim Wood's place has been cut. CC said that the Goemmers thinks the water source on Wood's side belongs to them!

- e. **AGRICULTURAL EXEMPTION:** Lance informed us that the Colorado House of Representatives may change the agricultural exemption laws. He had no details.
- f. **MILLARD USE OF CRE-RMR ROADS:** Lance expressed his concern about road wear and tear and an increase in traffic now that the Millard's have installed a road and subdivided their property. The RMR BoD expressed similar concerns. Further, no one knows what will happen to the Millard property due to the death of Bob Millard. We understand at this time that the Millard property has been subdivided for the use of their four sons. Note that the original agreement between Jim Young and the Millards says that the Millards can't divide their original property into more than three parcels and continue to use the front gate. DB mentioned that CCIOA regulations say that any agreements made by a developer before the development is turned over to the owners can be voided.
- g. **CRE ROADS:** CRE can't raise their assessment more than the Colorado Consumer Price Index and they don't have any money set aside for long-term maintenance. Lance noted that their road plowing/grading contractor, Eric Andreatta, grades the roads 3 times per year. Lance also noted that there is 2.5 years left on Andreatta's contract.
- h. **WEED SPRAYING:** Lance noted that the weed spraying worked last year. CRE used RMR's equipment and RMR's Windell Cannon helped him. CRE has not paid for the chemicals to date. Lance also noted that there is a need to spray gate area. He and DB talked about invoicing and Lance said not to send anything to the CRE POB as it is rarely checked. Instead, he asked that all correspondence be sent to his address. DB had sent Lance a statement at his home for the funds due but has not been paid to date.
- i. **CULVERTS AND DITCHES:** Lance is going to work with SB to get the Mountain Valley Road ditches and culverts cleaned up.
- j. **COMMUNITY DAY:** It was suggested that CRE and RMR have a community day to clean-up, weed, plant, etc. the gate garden. It was further suggested that Cheryl Bailey take the lead to organize this with all of us from CRE and RMR helping.

After Lance left, JH continued the RMR BoD meeting:

4. GENERAL COMMENTS:

President- Nothing to report

Vice President-Nothing to report

Secretary-nothing to report

Treasurer: DB reported the following:

- a. Doreen presented financial statements to date (P&L and Balance Sheet). Windell suggested adding a depreciation line item to the expenses to track the principal paid to Shane Rorick for the grader. DB will revise and send updated statements to the BoD. **ACTION ITEM**
- b. Dwight Harrison-The money he owes for 2011 has been factored in to the lien but has not yet been recorded with Huerfano County.
- c. RMR has a new comprehensive insurance policy with Walsenburg Insurance Company thru Colorado Casualty. She posed the question of whether Shane Rorick, from whom we bought the snow plow/grader, should be on policy as Loss Payee. There was no change in cost to do this. The BoD decided that he should. **ACTION ITEM**
- d. Regarding the Wood annual assessment: Dr. Wood is questioning the need to pay both his RMR parcel #39 and access assessment. He has paid for parcel #39 but not his access assessment. It

was noted that the annual assessment is per parcel; thus, Dr. Wood must pay both. JH will send him a letter explaining the RMR policy. **ACTION ITEM**

- e. Access owners, Grace have asked a similar question. Because they do not have a house on their property, they are only paying one-half of the assessment per RMR's policy. JH will send a letter explaining the policy. **ACTION ITEM**

5. COMMITTEE REPORTS:

RANCH MANAGEMENT: SB reported the following:

- a. Sign brackets on road intersections could be in excess of \$1000, so he recommended he along with help could straighten the stone columns with the use of chains, a generator and hammer and core drill and restore the existing split rail fences.
- b. We need road stone in some places and SB will contact Eric Andreatta for the material and labor.
- c. All equipment is running fine.
- d. He is working with Eric Andreatta with no problems. SB wants to be kept in loop for cleaning out culverts/ditches. JH will talk to Lance about CRE's expectations. **ACTION ITEM**

2. ARCHITECTURAL REVIEW COMMITTEE: Nothing to report

3. POLICIES AND PROCEDURES: JH reported the following:

- a. All policies were discussed and changes discussed. FS will clean up all of the P&P documents after JH makes final changes. DB will help FS. **ACTION ITEM**
- b. Eight policies & procedure documents that had been previously sent to the membership for review were reviewed and with minor title changes, five of the original documents were approved by the BoD for the President's signature. A motion was made by CC, seconded by WC that five P&P documents could be executed: 1. Adoption and Amendment of Policies and Procedures; 2. Collection of Unpaid Assessments; 4. Records Inspection; 6. Conflict of Interest Among Board Members; and 8. Dispute Resolution Between Association and Owners, All voted in favor. **MOTION** carried. Jeff will make changes, sign and distribute to the membership.
- c. The following policies need to be sent to the membership again because the BoD made many changes: 3. Association Meetings and 5. Covenants & Policies Enforcement, 7. Reserve Fund and Investment.
- d. Two additional CCIOA recommended policies: Seller Document Disclosure and Insurance Claims were reviewed and approved for distribution to the membership.
- e. The following three policies & procedures were reviewed and approved for distribution to the membership: Road Maintenance an Snow Removal Policy; Easements & Agreements; Architectural Standards Policy.
- f. The Emergency Evacuation Map of the Ranch with Easements, Springs and Ditches policy will be revised with the addition of a map that EK will prepare before distribution to the membership.
- g. Minor changes were suggested for the Trespassing Policy and Hunting Policy and JH will revise and distribute to the membership for review.
- h. The Mineral Rights Policy was eliminated as it said the same information as the Declaration.
- i. The Rental Policy needs to be addressed in depth at next BoD meeting; rentals need to be voted on by full membership at annual meeting.
- j. Per DB, RMR needs to record our grazing lease.

- k. RMR needs an architectural standard for a performance fee schedule. The fee schedule needs to be significant to keep owners' compliant with building the structure as approve by the ARC and BoD.
- l. A question was posed about defensible zones for fire mitigation. FS volunteered to get the information. **ACTION ITEM**

NEW BUSINESS:

- k. RMR Website: DB said that she and FS reviewed RMR POA website developed by Computer Troubleshooters (CTS), Walsenburg, CO. She has some concerns and will discuss them with John Viel, owner of CTS. **ACTION ITEM**
- l. DB suggested that RMR do something in memory of our late neighbor, Bob Millard. Suggestions include having a bench placed in La Veta in his memory. FS and BD are going to have lunch with Colleen Millard on May 11th and will ask for her thoughts. In regard to the Millard's easement, DB informed all that the original easement was along the old Rilling Canyon Road.

NEXT MEETING DATE: The next RMR BoD meeting will be held on Saturday, July 23rd, 2011 at the Fuller Western Real Estate Conference Room.

A motion was made by CC, 2nd by DB to adjourn the meeting. The meeting was adjourned at 4:00 pm.

Respectfully submitted this date: _____.

Fran Sanden, Secretary