

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

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

**La Veta, CO**

Date: May 5, 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

WC Windell Cannon #12, CRE Liaison

### **Board Members Absent:**

TB Tom Bettis #5

DN Dick Newsom #31

EK Ed Kirkland #17, Vice President

CC Craig Clark, #3, Ranch Management Committee

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

1. **Call to Order:** The meeting was called to order at 12:05 PM by President, Jeff Hanko.

2. **Approval of 1/21/12 BoD Meeting Minutes** - Because a quorum was not met, no official business could be conducted; therefore, the minutes of the 1/21/12 meeting were not approved. JH made a suggestion that we approved the 1/21/12 minutes by email. JH will initiate the email. **ACTION ITEM**. On Sunday, May 6<sup>th</sup>, JH sent an email to all BoD members putting forth the following two motions needing a vote:

1. "I motion to approve the meeting minutes from the January 21<sup>st</sup>, 2012 BOD meeting."

2. "I motion to post all records of Raspberry Mountain Ranch on the publicly accessed web site except the financial records and Homeowner's list. These records will be available only to Homeowners after they create a login on the web site."

FS seconded the motion; seven BoD members responded and voted by email to approve both motions.

**Motions carried.**

3. **General Comments:**

**President** – JH reported that he had not received a response from Lance Freeman re: the snow fencing. SB suggested we go directly to Bruce Cantrell, on whose property the snow fencing is erected.

**ACTION ITEM**

During a discussion on easements, it was noted that the access easement agreement for the Millard property limits subdividing the Millard property into a maximum of four parcels, which includes the current home.

The emergency easement through the Smith property was discussed. It was suggested that JH draft another letter to the Smith attorney & send it through the RMR attorney, Gary Hanisch, asking to be shown the documentation where the membership voted on the easement issue. Our official minutes from the October 1<sup>st</sup> 2006 minutes show that no official vote was taken.

The BoD decided to have another RMRPOA workday on Saturday, June 2<sup>nd</sup>.

**Vice President** – Absent

**Secretary** – Nothing to report.

**Treasurer** – DB reported that RMR taxes are ready to file. Additionally, she reported that Dwight Harrison, parcel #33, is still in arrears on his annual assessment. The RMR bylaws say that we can charge a \$50/month late fee, retroactive to the time of the first non-payment.

DB also noted that three annual assessment checks were deposited to the wrong RMR account due to a bank error. FS said she would transfer the funds electronically to the correct account. **ACTION ITEM**

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

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

***Rules Documents Chair*** – JH signed the Architecture Standards, Noxious Weeds & Rental P&PS. DB & FS to file them with the county. **ACTION ITEM**

Four P&Ps need to be finalized & filed with the county:

1. Easements & Agreements
2. Emergency Evacuation, Map of the Ranch with Easements, & Springs & Ditches
3. Front Gate

***Ranch Management Committee Chairs (CC & SB)*** – SB noted that the weeds need to be sprayed. We will need two days and a bigger water tank. RMR's current tank holds only 40 gallons. To complete the spraying we will need 1,000-1,500 gallons of water.

SB noted that the front gate is working fine. WC will talk to LF (CRE) about our proposed 80%/20% split on costs for maintenance. JH will look at the gate policy and revise as necessary.

SB reported that he will be spending money on stone (for roads), chemicals (for weed spraying), stain (for sign posts), and other necessities.

FS volunteered to contact the county weed board to see who might be available to spray for us instead of us doing it. In addition she will contact the county weedcontrol officer for suggestions.

**ACTION ITEM**

Via email or at the meeting, CC, FS and others remarked on the beaver dam at the Cucharas River on Mountain Valley Road. SB reported that the bridge is in no danger of collapse because of its foundation. The beaver dam and its subsequent flooding of the Cantrell property, while a concern, is the Cantrell's problem.

**8. Next Meeting** – August 25, 2012 @ noon, Fuller Western Real Estate office, La Veta.

**Adjournment** – The meeting was adjourned at 1:25 PM.

Respectfully submitted this date 16<sup>th</sup> day of March 2012

by \_\_\_\_\_

Fran Sanden, RMR Secretary