

**Cuchara River Estates (CRE) POA
And
Raspberry Mountain Ranch (RMR) POA
Joint Board Meeting Minutes**

Date: 1/13/07 1:45 PM MT

Place: Colorado Land Company Office, 2993 Broadmoor Valley Rd, Colorado Springs

Present: Joy Smith-CRE President, Lance Freeman -CRE Vice President., Mary Jackson - CRE Treasurer, Fran Sanden -RMR President, Sharon Archambault-RMR Vice President, Jon Scarpelli-RMR Treasurer, Doreen Baumann –RMR Secretary via conference phone and Jim Young-CR LLC – joined meeting at 2:04 PM

A. Combining CRE & RMR POA's : The CRE Executive Committee's decision to not combine with RMR was discussed as follows:

- Lance suggested that it was financial and not a good arrangement for the roads. He said that CRE does not use most of the roads since half the properties in CRE are on either the river front or access off Terrace Drive;
- Lance also said that the covenants are different and can't change due to CRE's Conservation Easement that one member of RMR voted against. CRE can split their parcels into 5 acre parcels, RMR cannot.
- Joy raised the issue that the (Architectural) Covenants were a major issue, including what is built, square footage, height requirements, number of buildings, and ridgeline issues.
- Sharon of RMR supported the idea of more flexible codes and didn't want a lot of controls.
- CRE to prepare their own "philosophical statement" and Fran asked if they would share it when completed.

B. Liability Insurance: Fran stated that State Farm Insurance would underwrite a POA policy and include Board Member coverage. Fran to meet with State Farm on Friday, Oct 19th to discuss liability for the two POA's either separately or jointly.

Jim Young offered a second company source to compare that offered similar coverage. **(Sunflower Insurance Group, Glenn McCarter, 611 Greenwood Ave., Canon City, CO 81212 (719) 275-7421.)**

Minutes from the Annual Meeting of October 7th, 2006 were copied and distributed to members of the CRE POA.

C. Trash Removal: Fran raised the issue that trash collection left on the road side is a problem and that a common area to have trash collected and dumped would be a better solution. She said that Colleen Millard asked to be included and that we consider more than one place.

- Jim Young offered to have Dan Foder build a solid fenced enclosure on a concrete pad for a dumpster on common property- the reservoir site- with

available funds left over after utilities are paid. He will also build a small shed. **(Jim requested Dan prepare a plan for the reservoir site to include a central garbage collection-easy in,easy out; and picnic area with concrete slab plus approx 15'x40' covering with picnic tables)**

D. Grazing & Hay Leases & Tax Assessor's Survey: (Background: Bruce Quintana, Huerfano Co Agricultural Appraiser requested Fran to send him a copy of the grazing lease each year in order to maintain our ag exemption. He then questioned the Exhibit A exclusion of the river properties and RMR noted in the 2005 Grazing Lease between Joy Smith and CRE/RMR. He informed Fran that if even one parcel is excluded, then all parcels are exempt and an ag exemption would not apply.)

- Lance questioned why the exclusion was written into the 2005 lease; **(Note: didn't hear Jim's response)**
- Jim suggested that we not send copies of old leases to Quintana unless they were requested;
- Haying on the river was inadvertently left out. Joy to sign new lease for 1/1/06;
- 2007 Grazing Lease: Joy said the cattle lease for 2007 is in the process, but she cannot commit to a new lease until she confirms it with her farrier who supplied the cattle last year. A two mile repair in the fencing needs to be addressed in order to keep our cattle in and the neighboring cattle out. The cost of fencing is \$1900 per mile and the estimated cost to repair is about \$1700 from a \$2300 budget set aside for fencing. Fran requested we get an estimate.
- It was agreed that the cows were important to maintain the ag tax basis, not the income;
- Jon proposed a motion that we split all expenses 71-29%. Lance seconded. All carried. The haying lease would remain only with CRE.

E. Road Maintenance Issues:

Easements with non property owners was discussed. Jim made the following clarifications:

- Goemmers deeded the Rilling Canyon access easement with the non property owners as a permanent easement and cannot be changed;
- Robinos do not use the front gate;
- Any non-property owners who subdivide would be entitled to the recorded easement access.

An issue about raising the assessment for non-property owners and an assessment of \$1000 for those under construction was discussed as follows:

- A 67% vote would be needed to change the covenants. Proxy's would have to be sent out at the annual meeting or electronically.
- Would those who have completed construction be grandfathered in?
- Would property owners who have access off Highway 12 be exempt?
- Resolution was decided to continue the \$395 with no change and consider a building assessment figure at the next annual meeting;

- Lance brought up the issue of significant road damage, particularly from speeding construction vehicles. Joy suggested that speed bumps were needed. Jim volunteered Dan Foder to look into providing some speed bumps in critical areas;
- Snow removal would continue for the 2 cul de sacs that access the four unsold properties that Eric Bachmann represents;
- Back up Gate system has not been completed to date. Lance to contact Dan Foder on location of underground propane tank;
- Gate operation particularly in deep snow will be up to individual property owners as there are not enough people to justify a “gate man”;
- Additional gate openers requested by Dr. Woods: Jim to email Dan Foder about extra gate openers. **(Jim emailed Fran 1/13/07 to contact Dan for 30 additional openers that he will pay for.)**
- Gate code: It was suggested we change the code every year at the Annual Meeting (2 weeks before hunting season)
- Gate security system source: Jim will email number of security company: **(Security Systems Plus, 816 Arizona Ave., Trinidad, CO 81082, (719) 845-1102)**

F. Zoning Letter Issue: Fran brought up a March 1, 2005 zoning letter stating that 18.84 acres in Amendment 2 of CRE subdivision is in violation of Huerfano Co land use permit for the development of this tract. Lance said this is common land and not part of a 35 acre tract and is OK to put garbage dump/picnic table there.

G. 2007 Annual Meeting: Fran shared the following:

- Mary Jackson has given permission to use her property once again for the meeting location;
- Sharon would be the point person for both POA’s to organize the event;
- The date for the meeting will be October 6, 2007, the first Saturday in October to coincide with the Octoberfest;
- Jim offered Dan Foder’s assistance with arranging the event.

H. Other Business:

- Mineral Rights: Joy has full mineral rights on her property
- Guard Rail repair: Jim offered to have Dan Foder have guard rail replaced, but it was agreed that bill be sent as precedence to party causing the damage. **(Dan will send bill to POA)**

3:15 PM MT Fran adjourned the meeting. Jon seconded. All carried.

Mary Jackson’s email address is mvjackson55@yahoo.com
Respectfully submitted,

Doreen S. Baumann, RMR Secretary
1/19/07

