

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

Board of Directors Meeting – FINAL

La Veta, CO

Date: January 8, 2011

Time: Noon-2:00 PM

Place: Board Room, La Veta Inn

Board Members Present:

JH Jeff Hanko #22, President

EK Ed Kirkland #17, Vice President

DB Doreen Baumann #24, Treasurer

FS Fran Sanden #6, Secretary

CC Craig Clark #3, Ranch Management Committee

Board Members Absent:

TB Tom Bettis #5

WC Windell Cannon #12

DN Dick Newsom #31

Members Attending: Stu Baumann (SB) #24

Gina Roberti (GR) #22

- 1. Call to Order:** The meeting was called to order at 12:10 PM by President, Jeff Hanko.
- 2. Approval of 10/2/10 BoD Meeting Minutes** - CC made a motion to approve the 10/2/2010 minutes. DB seconded. All voted in favor. **Motion carried.**
- 3. General Comments:**

President – JH reported that he had made contact via email w/Gina Moore (#37 & 38) re: snow plowing Saddle Spur. Although she does not agree w/the Board's decision (we will not plow roads w/o houses), she does understand the Board's position. However, she did thank the Board for the repairs made to Saddle Spur.

JH talked to Tim Wood (#39) re: the placement of boulders on Rilling Canyon Road. Dr. Wood placed the boulders there because he was concerned about the culverts. SB suggested he clean the culverts to avoid a build-up of silt. DB reminded the Board that the boulders were w/in the 30' easement. Regardless, SB said he could get around the boulders w/snow plow/grader.

Vice President – Nothing to report

Secretary – Nothing to report

Treasurer – DB handed out to each Board member their respective 2011 assessment letter & invoice; 2010 Disclosure Statement (as required by CCIOA); QuickBooks Balance Sheet as of 1/7/2011,

P&L Overview, A/R Aging Summary, and P&L & Balance Sheet for FY 2010 (Oct 2009-Sept 2010). In addition, DB handed out a loan information sheet for the Volvo Grader. It is still not resolved if we need to depreciate the grader. DB will check w/accountant. **ACTION ITEM**

Re: the Dwight Harrison (#33) lien, DB noted that it has been recorded w/the Huerfano County court. EK reminded the Board that as back payments accrue, the lien should be re-recorded w/Huerfano County to update the amount of money owed. If not re-recorded, then all we could collect would be the amount of the original lien. JH to add update clause to P&Ps. **ACTION ITEM**

After discussion, DB moved & FS seconded that “access” owners would be assessed at the following rates:

Access Owner w/building on property – 100% of what is charged RMR property owners

Access Owner w/o building on property – 50% of what is charged RMR property owners

All voted in favor. **Motion carried.**

4. CRE Liaison – It was noted that WC continues to be our CRE liaison. FS noted that her only contact w/Lance Freeman, CRE liaison, has been re: the RMR-CRE joint account. CRE was not willing to dissolve it because they were considering modifying the gate.

5. Committee Chair Reports:

Architectural Review Committee Chair (DN) reported by email that he had nothing to report.

Rules Documents Chair (JH) said that he had received only one response from the membership re: his request for feedback. (DB & FS also responded.) JH asked members of the BoD to review the 20 rules as outlined in Section IX (General Association Policies) of the 9/25/2010 draft of the **RMR POA Policies, Procedures, & Rules** document. Specifically, the following rules will be written by the following BoD members **ACTION ITEMS:**

- #s 1/3: Access to private roads, trespassing –JH
- #s2/5: Easements, springs, ditches; emergency & evacuation plan & contact – DB
- #s4/12: Common reservoir site, trash removal & dumpster procedure – DB & FS
- #s6/8: Road maintenance plan & contract; snow removal policy – JH w/SB
- #7: Use of RMR equipment (i.e., plow/grader, weed spraying equipment) – JH w/SB
- #9/18: Grazing; water conservation, drainage & run-off (county procedure) - JH
- #10: Front gate, back-up generator (note: 50% split w/CRE + RMR gets 50% vote) - JH
- #11: Fence & guardrail - JH
- #13: Owner culvert(s) & driveway installation procedures – JH & DN
- #14: Weed control – times/yr + State laws – FS
- #15: Fire prevention/mitigation; education of members, grants/workshop – JH to write fire prevention/mitigation procedure. DB said to put education info on website per CCIOA.
- #16: Wildlife & hunting - EK

#17: Mineral rights – JH. During discussion of this item, DB talked about the letter & check she (and no other RMR owners) received from a land man representing Shell Oil. After receiving the letter/check, she called M&L Land Co. of Trinidad, CO. Shell had contacted large property owners first (e.g., Goemmer), 35 acre owners next, & < 35 acre owners last. Letters were randomly sent. DB further reported that she had talked to access owner, Bob Millard, who is in the oil & gas business. Bob suggested that Shell might be an advantage to the POA & suggested that we learn more. All BoD members thought it would be a good idea to invite Bob Millard (as our liaison) & a Shell representative to our next Board meeting or set up a conference call. DB will follow up w/both. **ACTION ITEM**

#19: Septic & well procedure – JH & DN

#20: Signage – EK

Additional items:

#21: Rentals – JH & CC

#22: Architectural design standards – JH & DN

DB suggested an alternative format w/each rule on its own page(s). She provided an example of the format; all liked it. JH said that he would put the eight sections of the **RMR POA Policies, Procedures, & Rules** document into the new format. For the record, he noted that DN did not like the fine section; DN did not think we should fine anyone. JH noted that the BoD could always waive any fines.

Ranch Management Committee Chairs (CC & SB) – SB suggested that the cattle guard on Maverick (adjacent to RMR #3 & #2) be removed & subsequently installed on the entry into Rilling Canyon easement (on RMR #22) in an effort to keep Goemmer cattle out of RMR. All Board members were in favor, however, it was decided that before any action take place, we need the approval of adjacent owners. In addition, all thought it a good idea to install a solar-powered gate on the Rilling Canyon/Highway 12 “back” gate. SB said he would get an estimate. RMR would then take the idea to the Goemmers. **ACTION ITEM**

SB noted that we have three problems w/road signs falling down due to cows: Maverick & Mountain Valley, Mountain Valley & Muleshoe, Muleshoe & Rilling Canyon. SB suggested he have wrought iron brackets made for the existing arrow signs & remove the railings. All Board members thought this would be a good idea. Note: The Ranch Manager has authority to make purchases of up to \$1,000 w/o BoD approval. **ACTION ITEM**

JH asked about liability insurance for SB when operating the plow/grader. DB reported that she had met w/Walsenburg Insurance Center, Inc. but has not heard back. She will pursue. **ACTION ITEM**
SB noted that he has been performing the maintenance on the Volvo grader.

SB noted that some RMR roads need to be “top-dressed” w/additional road base. SB will approach Eric Andreatta for an estimate. **ACTION ITEM**

6. **Front Gate** – FS noted that she had received an email from Lance re: two design modifications on the current gate to deal w/wind & snow. After reviewing the two designs, the RMR BoD voted unanimously to accept design #2, which incorporates the current design elements (i.e., the arrow & round design). **ACTION ITEM**

7. **Next Meeting** – The next meeting is scheduled for Saturday, April 9, 2011, from noon-2 PM in the Board Room of the La Veta Inn.

New Business – DB motioned that RMR POA hire John Viel of Computer Trouble Shooters, Inc. of Walsenburg, CO, to design a new website for RMR as our current provider, Go Daddy, is not powerful enough to handle everything that we want on the RMR website (e.g., meeting minutes & covenants). FS seconded. All voted in favor. **Motion carried. ACTION ITEM**

Adjournment – The meeting was adjourned at 2:05 PM upon a motion by EK. CC seconded the motion. All voted in favor. **Motion carried.**

Respectfully submitted this date _____

by _____

Fran Sanden, RMR Secretary