

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

Board of Directors Meeting – FINAL

La Veta, CO

Date: May 25, 2013

Time: 8:30 AM - 10:30 AM

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

Board Members Present:

JH Jeff Hanko #22, President

EK Ed Kirkland #17, Vice President

FS Fran Sanden #6, Secretary

DB Doreen Baumann #24, Treasurer

Board Members Absent:

CC Craig Clark, #3, ARB Committee

TB Tom Bettis, #5

WC Windell Cannon #12, CRE Liaison

Members Attending: Stu Baumann (SB) #24, Gina Roberta (GR) #22, Gary Sanden (GS) #6

1. **Call to Order:** President, Jeff Hanko, called the meeting to order at 8:45 AM. A quorum was established when EK arrived at 8:55 AM.
2. **Minutes of February 2, 2013:** EK motioned that we approve the minutes. JH seconded. All in favor. Motion approved.
3. **General Comments:**
 - a. **President –**
 - i. JH declined the offer by the BoD to reimburse him for his travel expenses from Denver to La Veta to meet with Cole Goemmer (CG) and Jim Long (JY) re: the Rilling Canyon easement.
 - ii. JH said the Rilling Canyon talks with CG and JY have gone well.
 - b. **Vice President –**
 - i. EK reported that Western Power Group has not yet sent him a service contract to review re: the gate back up generator. Ed will follow-up with them. JH will call CC to have him look at the generator electricals. **ACTION ITEMS**
 - c. **Secretary –** FS stated that she is having no issues managing the webpage; however, she is getting a message about updates to Drupal, the programming language. As

programming is over her head, she asked for help. DB said she would ask her son, who works for Drupal, to help. The BoD said they would be willing to pay for his services.

ACTION ITEM

- d. **Treasurer** – DB gave the treasurer’s report (see attached). In addition:
 - i. Because collection of assessment fees does not coincide with out FY, JH made a motion to collect assessments in October of each year, the beginning of our FY. FS seconded. All in favor. Motion carried.
 - ii. The owners of 6.5 parcels have not paid their 2013 assessment fees.
 - iii. DB suggested we call Gary Hanisch (attorney) for his opinion on how best to collect past due assessments on parcel #33 (Harrison/Phipps) since Harrison died recently. JH said he would call JY first for his opinion on possible foreclosure (or other actions). **ACTION ITEM**

4. **Committee Reports:**

- a. **ARC** – DB reported that she has not heard back from the Aladin and Susan Abugazelah. (parcel #1) since she sent them the P&P documents. DB says that the couple is still working with the contractor on interior issues and as soon as they are straightened out, the Abugazelahs will get back to us.
- b. **Policies & Procedures** – JH stated that we now could file the two P&Ps concerning easements and secondary access. We will hold off finalizing and filing the front gate P&P until all gate issues are resolved. **ACTION ITEM**
- c. **Ranch Management** – SB stated that he would like to divide up ranch management duties with others. He will continue to operate the grader and plow; however, he would like others to volunteer for 1) putting up and taking down snow fencing and 2) weed spraying. JH volunteered to send out an email seeking volunteers for both jobs, both of which need to be done twice a year. Further, it was decided not to invest in snow fencing for Maverick & Mountain Valley a SB will handle plowing the tough spots as needed. **ACTION ITEM**

SB also stated a need for new tires on the grader. A set of four retreads will cost \$3,500. In addition, he suggested we buy equipment for our semiannual workdays. Equipment includes a zero-turn lawn mower (~\$1K - 2K) and a weed whacker (~\$150). Also, we

need to hire someone to remove and reinstall cattle guards; remove, clean and reinstall culverts on Rilling Canyon Rd. between Muleshoe and Hwy 12. The estimated cost for 8-12 hours of work is (~\$1K-1.5K). SB said he would call CC about storing the equipment in his barn. FS made a motion that we use \$7K of our funds for the items mentioned above. EK seconded. All in favor. Motion carried. **ACTION ITEM**

5. **New Business:**

- a. **Nominating Committee Chair** - FS will chair the Nominating Committee. She will establish a staggered voting schedule for the BoD Officers; a schedule where two officers serve for one year and two serve for two years was suggested. **ACTION ITEM**
- b. **New access Owner** – According to CG, it appears that the owner of the 40 acre parcel along Rilling Canyon between the RMR boundaries Hwy 12 plan to build. In our agreement with CG, we agreed to grade that stretch of Rilling Canyon Road twice a year. The owner of that property will need to enter into a written agreement with RMR for the services RMR will provide (e.g., grading, snow plowing, etc.). Also, like the other access owners, that owner will be required to pay \$650 per year access fees. **ACTION ITEM**

6. **Next Meeting** – August 17, 2013 at 10:00 AM at the Fuller Western Real Estate office, La Veta.

Adjournment – A motion was made by FS to adjourn the meeting. EK seconded. All in favor. Motion carried. The meeting was adjourned at 10:20 AM.

Respectfully submitted this 29th day of May 2013:

by _____

Fran Sanden, RMR Secretary