

**Raspberry Mountain Ranch (RMR) Property Owners' Association (POA)
Board of Directors Meeting – DRAFT
La Veta, CO**

Date: July 23, 2011

Time: 1:00 PM

Place: Fuller Western Real Estate Conference Room

Board Members Present:

JH Jeff Hanko, President #22
EK Ed Kirkland, Vice President. #17
DB Doreen Baumann, Treasurer #24
FS Fran Sanden, Secretary #6
CC Craig Clark #3
WC Windell Cannon #12

Board Members Absent:

DN Dick Newsom #31
TB Tom Bettis #5

Members Attending: Stu Baumann (SB) #24
Gina Roberti (GR) #22
Camille Cannon (CC) #12

1. **CALL TO ORDER** - The meeting was called to order at 1:00 PM by President, JH.
2. **COLLEN MILLARD** - Colleen Millard, CRE-RMR neighbor, attended the meeting on the invitation of the RMR BoD. She was introduced to all BoD members in attendance and was invited to stay for the entire meeting. She thanked the BoD for RMR's generous donation of a bench in her late husband, Bob's memory. The bench has been purchased and will be placed in the courtyard of the Francisco Fort Museum in La Veta. Colleen asked for a membership list. FS will send it to her. **ACTION ITEM**
3. **MINUTES REVIEW AND APPROVAL** - CC made a motion to approve the 4/9/11 minutes. EK seconded. All voted in favor. **Motion carried.**
4. **LANCE FREEMAN – CRE – GATE, OTHER JOINT DISCUSSIONS –**
Lance Freeman, VP of CRE attended the meeting on the invitation of the RMR BoD to discuss the following ranch issues:
 - A. Front gate. Lance has offered to take the lead buying a new front entry gate for CRE-RMR using the money from the joint CRE-RMR fund. Lance has been in contact with three companies to see about fabricating the new gate: Security Systems Plus, Estate Gate Co, and Arroyo Metal Works (Walsenburg). In order to get bids, Lance needs a CAD drawing for a single rail (minimalistic) small profile gate. Arroyo gave

Lance an estimate of \$2,500-3,000 for a powder-coated gate. Mazza Designs, Inc. of Littleton, CO was also mentioned as a possible fabricator. EK volunteered to call Mazza for a bid. **ACTION ITEM** Lance also mentioned that he has a buyer for the existing gate for \$1,000 to \$1,500. A motion was made by JH, seconded by DB, for Lance to repair/replace the gate with the Estate Gate design using no more than \$4,000 from the joint fund; work is to be completed by August 31, 2011. All voted in favor. **Motion carried.** In addition to a new gate, both CRE and RMR are out of gate openers; more will have to be bought. **ACTION ITEM**

B. Culverts – Lance informed us that the culverts along Mountain Valley Road have been cleaned. He also told us that the railings along Mountain Valley Road at the first turn from Highway 12 were knocked out by the unexpected delivery of our leased cattle on May 30th, Memorial Day. On that day, Lance, having given us all advanced notice, had removed the cattle guard near the dumpsters in order to clean brush from underneath it. When the cattle truck rounded the curve and discovered it couldn't get through, it backed down the hill and took out the guard rail. No human beings or cattle were injured in the debacle.

C. Lance said that because of the drought, the gate garden hasn't been maintained as the county allowed no watering. Lance said that mowing at the front gate would be done within the next few weeks.

5. GENERAL COMMENTS

PRESIDENT – no items to discuss

VICE PRESIDENT – no items to discuss

SECRETARY – REAR GATE – FS raised the issue of a gate at the Rilling Canyon/CO Hwy 12 entrance to ranch. DB and FS will search the county records to make sure we have an easement. Colleen Millard verified that she does have an easement but doesn't use that entrance. Should we verify that CRE-RMR property owners have an easement, we will notify all individuals who might use the entrance of our intentions, including the Goemmers and the individuals to whom they have sold parcels. Our thought is that each owner who intends/wants to use that access will share in the cost of the gate.

ACTION ITEM

TREASURER – DB updated the BoD on the following issues:

A. DB gave the treasurer's report (see attached).

B. RMR attorney, Gary Hannisch, has sent a letter to Jim Young, CRE & RMR developer, of the invalid vacation of an easement through Joy Smith's property. He copied Smith, president of CRE and Owner of the Ranch Property, on the letter. His letter stated that until he is given paperwork to the contrary, the February 2000 easement stands. That document gives access to all CRE & RMR owners an easement through Smith's property.

C. Dwight Harrison has still not paid his back association dues. DB confirmed that his balance is automatically updated in the Huerfano County court's records each year.

D. DB has assessed interest charges on the Moore's parcels (#37 & 38) due to nonpayment of 2011 association fees.

E. DB reminded us that our association fees will remain at \$650/year/parcel until the grader we purchased is paid off.

F. DB noted that she has paid ranch manager, Stu Baumann for his grading/plowing services.

6. COMMITTEE CHAIR REPORTS

ARCHITECTURAL REVIEW COMMITTEE CHAIR (ARC)

A. In the ARC chair's absence, DB & SB noted that the BoD has approved their request to convert their barn into a permanent residence. In addition, they asked the BoD for approval to install lights on posts at the intersection of their driveway and Rilling Canyon. A motion was made by CC, seconded by WC that they be allowed to do so. All voted in favor. **Motion carried.**

B. JH made the suggestion that RMR needs a better system for approvals. It was thought that because we have so few requests, the BoD can handle the approvals. Thus, if we need an ARC, we can appoint one.

POLICIES DOCUMENTS CHAIR –

DB will revise the Policies and Procedures Matrix and provide to FS to include with the recording of P&P documents. **ACTION ITEM**

A. Rental – a ballot on whether or not RMR should allow rentals will be presented to the property owners at the 2011 annual meeting. 67% of the eligible voting membership will be needed to approved/disapproved rentals. The ballot will define “long term” and “short term” rentals and beg two questions: 1) should RMR allow long term rentals (with definition included) and 2) should RMR allow short term rentals (with definition included). CC suggested that long term rentals be defined as greater than or equal to 6 month and short term rental be defined as less than 6 months. In addition, a definition on the number of times a short term rental will occur within the defined period of time will be established as will be the number of persons allowed per rental. **ACTION ITEM**

WC noted that rentals constitute a commercial activity, which is not allowed by the RMR covenants unless approved first by the BoD. Should the membership vote to allow rentals, the covenants would have to be changed. WC also asked CC if he would refrain from renting until the results of the vote are in. CC said he would check with his wife, Carol Clark, to see if any rental agreements were in place for the time period of today's meeting until the September 3rd annual meeting.

All were reminded that the notice of the meeting and all documents need to be mailed/mailed to the membership by August 15, 2011, which is within the 15-30 day requirements of the by-laws.

B. Architectural Fees – DB has drafted an Architectural Review Application, Agreement and Notice of Architectural Review Conditions along with a Project Fee Schedule (see attached) for RMR property owners who plan to build. The fee structure was discussed and approved and it was decided that the fee(s) will become due when the project receives written permission from the RMR BoD to proceed. The fee(s) will be returned when the Certificate of Occupancy (CO) is issued by Huerfano Country provided that the building(s) comply with the architectural standard of RMR. The fee(s)

would be placed in escrow in RMR's money market fund as a separate line item in the budget. An additional line to address "If multiple structures are included in one time application, Single Family Dwelling fees apply" will be added to the Project Fee Schedule. These three (3) documents will be sent out to the membership for their 30-day review. **ACTION ITEM**

RANCH MANAGEMENT COMMITTEE CHAIR – SB thanked Colleen Millard for the use of her Bobcat. Colleen noted that she charges us the same hourly rate that she charges Eric Andreatta for its use.

A. Weeds – SB noted that weed spraying was done in early June by WC and SB and will be done again in the fall. EK said that we should remind everyone that if they want their property sprayed, they should contact him. The RMR weed spraying equipment could be made available to property owners and they pay for the cost of the chemicals.

B. SB noted that he has spread 100 tons of gravel where needed on RMR roads. He also reported that the cattle guard on Mountain Valley Road has been moved to the junction with parcel #22 (JH/GR) and the Goemmer property, thereby eliminating the need for a gate at that location. The cattle guard is on parcel #22.

C. SB noted that the sign and stone markers are down at Saddle Notch/Rilling Canyon and ready to fall at Longhorn/Maverick. SB said the reason is that no footers were installed by the developer. Instead of repairing, SB said we need a new design.

ACTION ITEM

D. CC reminded all of the August 20th Open House at his RMR house.

7. ANNUAL MEETING-The annual POA membership meeting will be held on Saturday, September 3, 2011 from 10 AM-noon on the 2nd floor of the La Veta Public Library. A BoD meeting will be held in the same location from 12:30-1:30 PM. A picnic/party will be held from 4:00 PM until... on Jeff Hanko's and Gina Roberti's property (RMR #22). Doreen suggested Whistle Stop Café as a source to cater BBQ at \$12/person (last year's price) and there is a budget of about \$450. Gina volunteered to coordinate.

8. NEW BUSINESS-

A. FS noted that the cattle (tire) lick has been moved from the pond area at RMR parcel #21 to a spot on CRE property near the large pond near the dike wall.

B. DB asked Lance if the grazing lease had been recorded. Lance said that Bruce Quintana has received a copy but it has not been filed at the courthouse. DB and FR will double check and have it recorded, if necessary, when they go to the courthouse for other matters. **ACTION ITEM**

C. FS asked if we need a nominating committee. DB noted that, to her knowledge, no BoD terms were up for election. FS said she would check. **ACTION ITEM**

D. DB mentioned that she was collecting donations from the BoD for the engraved brick in memory of Bob Millard, which will be placed at/near the Museum

bench the RMR membership purchased. JH, FS, WC & DB offered \$20 contributions for the \$100 brick.

E. DB noted that some minor changes to the following resolutions need to be made, specifically at:

Emergency Evacuation, Map of the Ranch: Map is missing with existing homes. DB said she would check to see if she had a reduced version on file to provide to EK.

Architectural Standards Policy:

2.7.4 ...add "written" before permission

2.8.3 ...add "setbacks" after property

2.0.1, 5th line, add "land owner"

4.3.2...Roofing, 5th line should read "Class A" roofing

4.6 ...add "if required"

F. The question of where we store our records was raised. DB noted that they should go on a CD.

ADJOURNMENT-FS made a motion to adjourn the meeting at 1:40 PM. CC seconded. All voted in favor. **Motion carried.**

Respectfully submitted this day_____

By Fran Sanden, Secretary _____