

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

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

**La Veta, CO**

Date: October 2, 2010

Time: 1:00 PM

Place: Fuller Western Real Estate Conference Room

### **Board Members Present:**

EK Ed Kirkland #17  
JH Jeff Hanco #22  
DB Doreen Baumann #24  
FS Fran Sanden #6  
TB Tom Bettis #5  
WC Windell Cannon #12  
DN Dick Newsom #31

### **Board Members Absent:**

CC Craig Clark #3

**Members Attending:** Stu Baumann (SB) #24  
Gina Roberti (GR) #22  
Shirley Newsom (SN) #31  
Camille Cannon (CC) #12

1. **CALL TO ORDER:** The meeting was called to order early at 12:35 PM by President, Ed Kirkland.
2. **APPROVAL OF BOD 11-14-09 MINUTES** - JH made a motion to approve the 11-14-09 minutes pending a correction to the date on which JH, Chair of the Governing Docs Committee, made a motion to extend voting on the governing documents. The motion was made by JH on December 30, 2009, not January 30, 2010. DB seconded. All voted in favor. **Motion carried.**

### **Old Business**

1. **CRE-RMR Joint account disbursement and gate invoices** - WC motioned that, pending CRE approval, the special CRE-RMR Common Area fund be **disbursed equally** with CRE. JH seconded. All voted in favor. Motion carried. **ACTION ITEM pending CRE approval .**
2. **Dwight Harrison Lien** - Since October 3, 2009, DB has sent three statements to Dwight Harrison (parcel #33), informing him to pay his past due association dues. JH made a motion to place a lien on Mr. Harrison's property. WC seconded. All voted in favor. **Motion carried.** DB and FS will go to Huerfano County Court House to file the lien. **ACTION ITEM**
3. **Clark-Hanco meeting** – JH reported on his meeting with Craig Clark re: renting his RMR home. Although there are differences of opinions, JH feels that progress was made. It was decided that RMR needs to define “commercial activity” and long- and short-term rentals in

the Policies, Procedures and Rules document. JH said that he would approach CC to help him write the PPR on rentals. **ACTION ITEM**

## **NEW BUSINESS**

1. **Election of 2011 RMR Officers** - The following were elected for 2011:  
**Jeff Hanco, President**  
**Ed Kirkland, Vice President**  
**Doreen Baumann, Treasurer**  
**Fran Sanden, Secretary**
2. **CRE Liaison- WC** agreed to remain CRE liaison.
3. **Committee Chair Positions:** DB noted that all Board members should have a job. The following Board members volunteered for committee positions:  
**Architectural Review Committee Chair – DN**  
**Governing Documents Chair – JH** will continue as Governing Docs Chair with DB serving as a committee member  
**Social Committee Chair – TB and WC** will co-chair  
**Ranch Management Committee – CC** will chair with Stu Baumann as Ranch Manager
4. **Moore Letter/Saddle Spur Road & Snow Policy** - DB read Gina Moore's (#37 & 38) letter. SB explained that Saddle Spur, the road accessed by Ms. Moore, was in bad repair. SB received an estimate from Eric Andreatta to install two new culverts, repair guard railings, re-gravel and grade the road. The estimate for the work is \$4,186.72. A motion to proceed with repair of Saddle Spur was made and seconded. All voted in favor. **Motion carried. ACTION ITEM**
5. **Dr. Wood's Boulders on Rilling Canyon Road** – SB said that large boulders were placed in the right of way on Parcel #39 and the Wood property that would be in the way of the snow plow. SB suggested that Wood extend the culvert on Parcel #39 and remove the boulder on the #39 side. JH will call Dr. Wood to discuss a solution. **ACTION ITEM**
6. **Ranch Manager Position** – SB will continue as Ranch Manager and snow plow driver, but requested that he be paid \$20/hr for his labor. He will keep his time records and send them to JH for approval. A motion was made to pay SB \$20/hour for his labor. The motion was seconded and all voted in favor. **Motion carried.**
7. **Social Event @ Annual Meeting** – DB suggested a social event- pot luck be organized for our next annual meeting on Labor Day.
8. **Next Meeting Date** – The next RMR BOD meeting will be held on January 8, 2011.

## **Additional Business**

1. **Real Estate Signs** – EK suggested we review the policy for real estate signs on the ranch. JH will address the issue in the RMR Policies, Procedures and Rules document. **ACTION ITEM**

The meeting was adjourned at 1:30 PM