

November 16, 2024

Tele meeting of Raspberry Mountain Ranch POA Board of Directors

Present on line: Cole Bedford, Forrest Dyskstra, Aliyah Field, Chris Matson

Absent (excused): Don Atwood

1. Review of recent grader incident

- RMR's Volvo grader was taken without permission the snowy Friday evening of Nov 8 by two employees of Silver Mountain Energy LLC. Grader was returned without damage the next morning, but not in time to implement previous plan to plow the deep snow we'd received in previous 5 days. After extensive effort, Aliyah arranged for previous grader operator Eric Andreatta to train his son, Keegan on our grader; they came on Sunday Nov 10 and 11 to remove snow and finally provide access to last of RMR owners. Complaint letter was sent to Silver Mountain from the board, via Don Atwood; awaiting response.
- Next steps include review of our two insurance policies with Pinnacle and Liberty Mutual agent; and updating insurance/workman's comp coverage to Keegan; and updating general liability coverage to new officers.

2. Officers/roles/terms

- Terms of current officers reviewed: Forrest, Cole and Chris were interim appointees filling unexpired terms; their terms end October 2025 and could be re-elected. Aliyah assumed a term ending October 2026. Don was re-elected by the membership to a new term ending October 2027. Two offices specified in the By-laws (Vice-President and Secretary) are not currently filled. No urgency was expressed to designate those offices at present, but the matter remains open as needs arise.
- Methods for optimal effectiveness were discussed, including transparency including with membership; email as primary method of communication but special meetings as needed; anticipated topics for board (recognizing unexpected urgencies can arise), and board actions according to Robert's Rules of order (motion, second, discussion, vote, majority vote ☐ motion passes; these actions to be tracked and retained for any interested members' access.

3. Committees/tasks:

- a. Roads: Aliyah described needs for grader, including new tires with old ones deteriorating and leaking air; preventive maintenance. Motion was made and seconded, unanimous approval of \$3000 for new tires; with \$2000 already in the budget allocated for preventive maintenance. She described transition from Blake & Tyler to Keegan for road maintenance and snow removal; orientation and monitoring of Keegan's work; specifics of how this works out to follow. Still lots to do with roads – raised possibility of need for special assessment. Followup meeting with Lance and Larry from CRE after we adjourn today.
- b. Architectural review committee – Chris Daly sent a recent summary of the committee's thinking about definition of height restriction to the board; they

plan additional followup. Aliyah reported that the committee could use an additional person to replace Tom Lessor, who's served for some time already.

- c. Weeds: Chris reported activity by county after annual meeting, resources still available to owners including Tres Valles' website – where Forrest was president during the Spring Fire years; possible effect of recent road maintenance particularly on the road shoulders, and plans for optimal scheduling of next spring's actions.
- d. Reforesting: Aliyah described her contact with Ecoculture -Kirkland's and plans to solicit additional participation of RMR property owners for more plantings in the spring. Cole described some success with plantings of Ponderosa Pines (not aspen); Chris suggested close attention to outcomes and return on investment (though previous plantings externally funded) with our relatively low precipitation.

#### 4. General overview of RMR-POA's collaboration with CRE

#### 5. Next steps:

See each action step under Roads, ARC, Weeds, Reforestation.

Followup from annual meeting: Cole with talk with Emily re: her recommendation for new platform for our website; and options for more optimal use of the website for communication with the membership.

Respectfully submitted,  
Chris Matson 11-24-24