



Minutes of Raspberry Mountain Ranch Annual Meeting

The meeting was called to order by President Tom Bettis at 10:40 on Saturday, October 1, 2022. Convery to record Minutes.

Members Present:

1	Fassiotto
5	Bettis
6	Matson
8	Field
9	Nichols, Dowd
10, 11, 12	Atwood
13	Lancaster
16	Fritson
19	Hailey
20	Daly
22	Zmac
24	Dykstra
26, 27	Convery
28, 29	Salvesen
33	Lessar
34	Seifert
39	Wood

Proxies Received From:

14 Elias (Mark Lancaster as Representative)

OLD BUSINESS

Bettis asked if anyone had anything to review for the **Minutes of 2021 Annual Meeting**. Matson reported the new accountant said Jim Carr requested hard copies of all RMRPOA documents & financials from Gina Roberti and Jeff Hanco. Bettis stated some of this is on the website which would be discussed later in the meeting. The hard copies were retrieved from Roberti and Hanco and are now in Matson's possession. Bettis will send copies of any information the new accountant requests. Matson reported there were documents missing, there was a gap after 2017. Nancy Dowd asked to table this and Bettis agreed. Thanks to David Matson for keeping a close eye on all the RMR affairs.

Nancy Motioned to discuss this with the new accountant, Matson and Bettis. Mark Lancaster Second the Motion. All were in favor.

Salvesen asked everyone to draw attention to paragraphs 5 and 8 of the Minutes regarding Barriers before we vote. Bettis stated that when he met with Salvesen to discuss the road, they felt the road was

safe. Salvesen claims there is an issue on Rawhide with barriers up to his property and Bettis agreed they would review it and get back to him.

Lancaster stated minutes should state the motion, who made the motion, who seconds it, and the results.

Daly updated everyone on Fencing and Spotted Knapweed All fences are completely repaired across RMR/CRE that were downed. Temporary cattle guards were removed or replaced, and for first time in our history, we have fully integrated and protected fields. No cattle were lost this year. Daly asked members to inspect their fences in late-winter, early-spring and fall and report any damages before the cattle come in. Daly reported RMR/CRE is working with the county who identified our estates as “among the worst in the county” for spotted knapweed. The county came for free to spray the roads and provided additional chemicals, matching 50% of the cost, which are being stored in a heated garage and available to members who wish to use them. Spotted knapweed generally only grows on newly disturbed soil, like roadways and excavation. We need to be careful not to take out native grasses and plants. We all appreciate Chris Daly for the major efforts to serve the community!



Nichols updated everyone on Roads & Drainage He reports starting road work repairs and renewing existing drainage to prevent destructive water damage to our restored roads early Spring. We are 2 – 3 days away from completion with the project outlined. He has a great relationship with Erik Andreatta who helped to complete the work. Nichols previously made a detailed outline of the condition of the roads and recommendations to repair them. This was handed out to members and executed on. Nichols proposes we include a budget for projected effort and maintenance to keep the roads in good condition. Bettis noted a proposed budget to be discussed later in the meeting. Thank you, Paul, for all the work to get our roads back!

Nichols and Atwood reported on Signage They worked to replace/restore signs burned in the fire. Sign Identifications were metal, helping with the restoration. Nichols reported completion being only a few weeks away. Thanks Paul and Don – another significant effort!

Salvesen claims it is not safe for him to use Rawhide Road when it snows, preventing him from accessing his property. He disputes his road is safe, has paid more than \$3000 in dues over the last 4 years, and has yet to see anything done to his road. He states he could not access in March 2021 and in May 2021 when it snowed 12” when “just about everyone else could”. Bettis commented that the developers developed the road the way it is. It has the same 5” or more of road base and remains at the same angle going up the road. Bettis stated the road is safe going up and down and is in very good condition. If there is snow, you have to be more cautious as you would anywhere. Salvesen agreed, with the exception that road does not get plowed, graded, weed controlled. Salvesen disagrees he has the

same access service as everyone else. Bettis stated Salvesen could call ahead and request snow plowing and that they have plans to spray for weeds in middle of the road in the spring.

Matson on Budget Matson reviewed and discussed RMRPOA Financial Summary for 2021-2022 and Proposed Budget for 2023 in detail while screensharing the spreadsheets for each.

Atwood and Matson were to meet the new accountant in Walsenburg, Teresa Dixon.

There are currently 39 property owners and 2 access owners.

Salvesen noted there were access issues and wanted to members to know.

Bettis further reviewed and discussed budget on fencing, roads, grader repairs.

Lancaster proposed raising dues, including the 2 access owners, to cover costs for road improvements and maintenance. He suggests if we have a surplus in a year, we can reduce it. (In lieu of an assessment).

Bettis Motion to increase dues, omit assessment on proposed budget, for single property owners and access owners to \$700 per year, and \$600 per property per year for multiple property owners. Atwood Second the Motion. All approved except Salvesen

Salvesen made a Second Motion to specifically earmark his dues for improvement on his road, Rawhide. All opposed except Salvesen. Motion noted but not approved.

2023 Budget of \$38,034 with surplus of \$404. Seifert approved. Lancaster Second the Motion. Salvensen abstained. All others approved. 2023 Budget Approved

Thank you, David, for putting this together and your careful diligence!

Website was discussed regarding what information should be shared and the costs/cons associated with sharing this information on it. Convery reviewed the website features and content with RMRPOA.org host, SOS4 Internet. Convery learned the website was recently compromised by a hacker because of the Log In. It has since been repaired and functioning without Log In. Information on the website had not been updated since 2017 and needed updated. Members agreed they wished for sensitive information (minutes and such) to be stored in a cloud-based storage and covenants only should be available on the website. Seifert suggested county information be on the website to be compliant.

Bettis Motioned to keep only the covenants on the website. Seiffert Second the Motion. All approved Atwood and Convery to review and update the covenants on the website.

Zmack and Convery to review options and implement cloud storage for RMR documents.

Bettis noted the Board added Nichols and Daly to the Architectural Board for their expertise. Matson noted there were no checks submitted for Architectural Review since 2016 except for Zmack, contrary to policy. Bettis noted the \$25 fee was waived in the past and agreed to follow the covenants moving forward. Good catch David!

Matson updated the Property Owners List. He will send this and invoice for dues via email to members for review. Members, please respond to Matson promptly with updates to the Property Owners List. Matson has been to courthouse, contacted the recorder's office, and has received letters from closing agents, all to update the records which are ever changing. This is not a fun or easy task David volunteers his time for – we appreciate you, David!

That concludes the OLD BUSINESS.

NEW BUSINESS

Atwood shared his experience getting his 3 properties planted with 10,000 new seedling trees to replace trees burnt in the spring creek fire, for free. Contact him if you are interested in these conservation efforts.

Grader Use There was an exceptionally long discussion on use of the grader and previous minutes posted on this topic. Lancaster wishes to use the grader (for a set fee) for his private drive repairs and believes since the members own the grader, members should be able to use the grader for private drives, not just snow removal. Members seemed equally divided. Concerns with the current cost of the grader repairs and how this would only add to the wear and tear, who determines what is “light grading” and how it is used. Hailey said it is difficult to find people to come out and do repairs and agreed with Lancaster. Nichols raised the question why his fees should be associated with the costs to subsidize fixing another members’ private driveway. Convery was denied snow removal, not even light grade work, from Jeremiah – he told her he would not risk breaking the grader. Convery added private use increased the likelihood of the grader not being available for common roadwork and would further compromise it due to its age. We already increased dues to manage extra road costs. Bettis said it is \$125 for an outsider to come and do roadwork, suggested it should be the going rate. It was argued at this rate they are making a profit.

Lancaster to motion grader be used for private light grading and snow removal. Hailey Second the Motion. Decision – equally split – see Second Motion

Atwood for Second Motion to use grader for snow removal only. Matson Second the Motion. Motion Denied

Bettis Motion for grader can be used for light grading and snow removal for 1 fiscal year and if grader expenses increase, we vote on it again next meeting. Jeremiah or Erik will determine if its light grading at the property owners’ expense of \$75 hr./ 1-hour minimum and \$45 hour/ 1-hour minimum snow removal. Atwood to Second the Motion - Motion Approved

Lancaster offered to assess the grader and determine if we need to trade in, keep, repair.

Bettis reminded everyone the next board meeting and annual meeting will be on the first Saturday of October 2023 and to expect an invoice for dues. Bettis motioned to adjourn the meeting at 1:45 pm. Everyone agreed.