



## **Minutes of Raspberry Mountain Ranch Annual Meeting**

The meeting was called to order by Treasurer, David Matson, at 11:00am on Saturday, October 7, 2023.  
Convery to record Minutes.

### **Members Present:**

6	Matson
7	Spriuell
8	Field
9	Nichols, Dowd
10, 11, 12	Atwood
13	Lancaster
18	Bayless
19	Pride
20	Daly
22	Zmac
26, 27	Convery
28, 29	Salvesen
30	Porzio
33	Lessar

### **Proxies Received From:**

16	Fritson (Zmak as Representative)
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Minutes of 2022 Annual Meeting were reviewed and approved by all.

Paul Nichols talked about road conditions and grader repair/maintenance. Roughly \$7K in grader repairs were needed to keep it operational. Power Equipment in Pueblo was scheduled for repairs/maintenance and actions are being taken to try and prevent pack rats (Irish Spring Soap) from nesting in engine compartment.

Don Atwood and Paul Nichols fixed all the signs destroyed or missing after the fire.

Aliyah Field asked where the road base was put down and if funds were available for road base in other areas. Paul Nichols explained the top of Rilling Canyon needed a lot of attention at the switchback and had been overlooked for years. Aliyah Field raised concerns about the blind curve by the bridge and headed the project for adding a mirror.

David Matson explained we spent \$2,900.00 on Diesel fuel in September 2022, just before the fiscal year represented in our budget.

Aliyah Field asked who decides when and where to grade the roads. Paul Nichols was tasked with this large project, creating plans with operator Eric Andreatta (paid \$35/hr.) to do maintenance work monthly, who has since been non-responsive. He asked for volunteers, he has been unable to find a grader operator with insurance to come whenever work is needed. He explained how every month some grading is needed, after rain is the best time. Myland Pride and Paul Nichols will stay in touch as Myland may have contacts.

John Salveson – mentioned there was no sign on Rawhide Road and the road is in good shape, but the weeds are bad.

John Salveson shared after the fire of 2018; he is still waiting for the decorative fencing to be replaced. Last year, he was told he needed proof there were barriers there in the first place. Salvanti provided video proof and is here this year to ask how much money is being spent, and or budgeted, on weed control and to replace the barriers on Rawhide. Paul Nichols commented that a barrier has concrete structure with metal with 3K lb. load, not the wood decorative railing that was previously there. John also proposed to add boulders to the decorative railing.

Myland Pride suggested estimates for an engineering firm to assess risks.

Mark Lancaster motioned to hire a qualified engineering firm to assess the needs of safety with regards to railings and our roads and make a recommendation. He further moved we take the recommendation into account so do not spend money more than once. NO SECOND

Myland Pride suggested getting an estimate for what the estimate would be, suggesting it could cost \$55,000. Property owners need to know what they are signing up for.

David Matson to amend the Lancaster's motion to narrow it to Rawhide Road only. NO SECOND

Nancy Dowd suggested that by doing so, it suggests there are safety issues within the entire community and explained the fulfillment of tasks getting done in the community, have been exclusively by Don Atwood and Paul Nichols - who are doing their best. Don Atwood agreed we stick with the board's commitment to restore it back to the standards that existed prior to the fire.

There was a general discussion on the safety of our roads and that hiring an engineering firm made the association vulnerable to liabilities.

Nancy Dowd moved we honor the board's commitment to restore the original decorative railing on the left side of Rawhide Road and provide weed control. Motion seconded.

John Salveson and Paul Nichols agreed to meet at Rawhide to indicate the decorative fencing. David Matson approved the purchase of lawn makers (less than \$1000).

David Matson asked for a vote to approve the restoration of decorative fencing on Rawhide Road and weed control. All approved

**Treasurer's Report – David Matson** RMRPOA Financial Summary for 2022-2023 and Proposed Budget for 2024 was reviewed and discussed.

The largest expenses are related to road maintenance. Grader repair/ maintenance are the second largest expense. Matson requested a volunteer to apply for knapweed control (on roads) through link in

his email, Chris Matson volunteered. Property owners can contact Chris about noxious weed control at [matson@emeritus.evms.edu](mailto:matson@emeritus.evms.edu).

There was discussion brought by Mark Lancaster asking how the roads still need work (hole in wall, by Gill's property as example) and how the budget is \$6,500 this year when last year we spent \$25,000. Paul Nichols explained the majority of the work was done to get them in shape. It was also discussed how CRE shares the cost of road repair and was not shown in this report as income (David Matson to correct). RMR owns the grader and does not share maintenance expenses with CRE. Last year, CRE paid the supplier for road materials directly, it was not shown as income.

Mark Lancaster motioned to increase Grader Repair/ Maintenance by \$2,265. All approved

A balanced budget was approved by all.

### **Architectural Review Committee**

Mark Lancaster paid the \$50 fee for Architectural Review Application. It will now be formally reviewed by the board.

### **Old Business**

John Salvanti discussed how he cannot get to his property. It was clarified he can call in advance for snow plowing despite RMR policy.

### **New Business**

Myland Pride asked if he could request snowplow maintenance. David Matson confirmed he can pay RMR for this service and also for grading, to be arranged in advance.

David Matson announced his resignation from the board as Treasurer. Thank you, David, for all you have done for the ranch!

Private Landowner use of the grader was approved by all for light grading at \$80/hr. and snow removal \$50/hour with 1 hour minimum.

Our next annual meeting will be on the first Saturday of October 2024 held at the La Veta Arts School at 9:00am MST. Please expect an invoice for dues.

Meeting adjourned at 12:53pm.