

Annual Meeting Minutes

Raspberry Mountain Ranch Property Owners Association, Inc. (RMR-POA) Saturday, October 5th, 2024. La Veta Library; La Veta, CO

Aliyah Field, acting as moderator, called the RMR-POA annual meeting to order at 10:00 am, welcomed those present physically and by Google link.

Roll Call of members present:

P1 Cory Fassiotto
P5 Tom Bettis
P6 Chris + David Matson
P8 Aliyah Field
P9 Paul Nichols
P10-12 Don Atwood
P13 Mark Lancaster
P18 Matthew Bayless
P22 Emily Zmak, Cole Bedford
P28-29 John + Cynthia Salvesen
P34 James Seifert
P39 Colleen Millard

Proxies

P2 Eve Berman for Aliyah Field
P16 Kevin and Eileen Fritson for Aliyah Field
P20 Chris + Ricky Daly for Emily + Cole
P36 John Carr for Chris Matson

Aliyah introduced current board members: Chris Matson, President / Aliyah Field, Treasurer / Don Atwood, Board Member / Cole Bedford, Board Member / Forrest Dykstra, Board Member. Aliyah thanked Tom Bettis for his many years serving as President of the board; and Tom Lessar and Jennifer Convery for their many contributions to the board and the RMR-POA community.

Proxies assigned to Aliyah; Emily and Cole; and Chris were certified.

Minutes of 2023 Annual Meeting that were previously distributed with the meeting were reviewed and unanimously approved with amendments regarding meeting time and place and spelling of the Salveson's name.

Old Business/Overview of Past Year

Fire Recovery:

1. **Decorative Fencing + Signage** Paul Nichols provided an update on fencing and updating of signage around Raspberry Mountain Ranch. Major improvements included replacement of decorative fencing destroyed by the Spring Fire in 2018; and enhancement of the visibility of roadside signage with reflective tape. Paul and Don Atwood were the team that provided this service. Paul thanked the team that he organized to restore the decorative fencing on Rawhide requested by John Salvesson over the last several years: Daniel Kiick and Aliyah Field; Chris Matson (lunch); Millard family including sons who provided the critically necessary post-hole digger equipment; and Tom Lessar (Paul organized the entire project, ordering and taking delivery of the materials, and recruiting the team members. John acknowledged satisfaction of his long-standing request for restoration of the decorative fencing destroyed by the fire.
2. **Update on Weed Control** Chris Matson described the goals of weed campaign: the joy of clean meadows, preserving natural beauty and property values; and compliance with weed control law, by reclaiming infested areas and protecting weed-free land.

Targeted weeds are noxious weeds designated by State of CO:

Non-native, invasive species, many of which increased after the Spring fire because they thrive in disturbed areas, and are mostly spread by hitchhiking on undercarriage of vehicles; and once here, some spread especially by our strong winds from upwind, higher properties (if seed borne).

Colorado's 1990 noxious weed law designates 3 types of noxious weeds: List A (worst – must control)- B (should control); and C (selected control).

We have list B weeds: musk and Scotch thistle; spotted and diffuse knapweed; hounds' tongue. List C: common mullein, chicory, common burdock, bindweed, puncture vine (goathead); leafy spurge.

Interventions this year: CRE purchased herbicide (Milestone or Whetstone) – which is still available to property owners; Huerfano weed control (Chas Bryant) sprayed our roads 3 times at no charge (twice in June and once in July); individual efforts (including employing contractors Matt Bjorum and Tom Lara or spraying by individuals); multiple property owners used manual removal especially mullein); and one (Forrest Dykstra) experimented with biologic control (weevils) for knapweed.

Recs for this year:

- a. Those interested visit twwcommunication.com (weed IDs, management videos, phone # for sprayers).
- b. Encourage all resident owners to assess their noxious weeds and employ professionals for management if unable to address themselves.
- c. Work toward mapping heaviest infestations to focus interventions and track progress toward eradication

- d. With several building sites planned for CRE & RMR in future, encourage property owners to develop plan to monitor and control noxious weeds at their building sites.
 - e. Options for access to bulk native grass and flower seeds to repopulate bare areas were provided (Tom Lara). Emily volunteered to explore the option of feeding livestock native grass seeds to employ them as vehicles for distribution.
2. **Update on Reforestation** Aliyah Field reported that 42,000 seedlings were planted last fall at no charge to Raspberry property owners, by the group Ecoculture; who received grant monies to pay for the seedlings. Aliyah is reaching out to this company again to learn if they have the resources for additional plantings. Emily also reported positive interactions with the same group; including offering knowledge of the region's geologic and biologic history. Her experience was mostly with conifers including ponderosas, the dominant tree that burned on the upper slopes; aspen were not successful without sustained watering. The overall success rate of the plantings may require several years to determine; meanwhile those who desire to request these plantings on their property may contact Aliyah.

Treasurer's Report – Aliyah Field

Aliyah provided the treasurer's report and proposed budget for the coming financial year. She accepted the role of treasurer in April, and has oriented herself on the treasurer's role and processes, including meeting with Theresa Dickson, the RMR-POA's accountant. Theresa will be sending out dues statement this month; payment received by Theresa by Dec 31 will avoid a penalty. Dues will remain the same as last year. Theresa will monitor invoices and payments and make reports to assure compliance with Colorado laws governing POAs.

The proposed annual budget was presented and reviewed. The largest planned item is for upkeep and maintenance of roads; for which an initial investment of \$10,000 has been approved by the board to begin after the next rain. Areas such as Longhorn where additional road base is most needed will be prioritized. Aliyah and Paul Nichols have identified a new contractor (Blake Warren) to provide some needed road upgrades including a drainage culvert; and they have the discretion regarding continuing with previous grader /snow removal contractor if available vs contracting with new individual.

The interactions with Cuchara River Estates (CRE), including shared and mutually beneficial arrangements were discussed; as well as the transitions in leadership for CRE necessitated by the death of long-term CRE treasurer, Bruce Cantrell last spring. CRE negotiates the grazing lease, currently extended to John Albright at the same rate; with a maximum of 48 cow-calf pairs and two bulls; but the lessor will be responsible for fencing maintenance; that could reduce our budgeted costs for fencing. David Matson reminded members of the importance of maintaining their grazing exemption current

with the state of Colorado by completing the form that the state sends to each landowner.

Property owners who wish to have their driveways cleared of snow have the option of contacting the POA snow plower directly. Their contact information will be sent out once confirmed. Mark moved to charge property owners a minimum of \$30 for 30 minutes minimum snow plowing; or \$60 per hour; motion was seconded and passed unanimously. Owners send their payment to RMR-POA treasurer; and RMR-POA compensates the contractor. These costs may vary if we need to hire a new contractor for plowing.

Aliyah addressed questions on the POA's assets; that include the grader, diesel tank and some common land. Mark Lancaster raised the possibility of building a structure on common land for meetings and storage of equipment; with the cost amortized among owners over a 10-15 year period. This suggestion was considered and tabled. A question re: use of the dumpsters (on common ground) by non-resident owners was considered; those wishing to share in the fees associated with dumpster use can contact Andrina LeBeck of CRE, who coordinates that service (atlabeck@yahoo.com).

David Matson moved approval of the budget as presented: Mark Lancaster seconded; no further discussion. Motion to approve the budget was unanimously approved.

Architectural Review Committee (ARC) Report - Paul Nichols + Mathew Bayless

The Committee was chaired by Chris Daly, with members including Matthew Bayless, Aliyah Field, Paul Nichols, and Tom Lessar. These members, all with construction or architectural experience, met electronically multiple times over the last 6 months to update and modernize guidelines specifically relating to allowed height of buildings to be built in Raspberry Mountain Ranch; and to clarify language related to 'stories,' profiles on ridge lines, and process for obtaining permission for construction from RMR. Paul Nichols, Aliyah Field presented and presented at the meeting, and Matthew Bayless contributed via Zoom.

Paul reported that the committee's approach was to try to adhere to the intent of the original covenants; including maintaining reasonable visual distance between houses; and to more precisely define height restrictions, maintaining fairness for new builders in relation to those who've already built. Because the committee found the definition of 'story' to be ambiguous (lacking a universally-agreed-upon definition), they recommend a maximum height of 35' from ground level to highest point of the ridge (not counting projections). Rationale included that 35' is the maximum allowed in La Veta, and is common around Colorado.

Clarifications re: application for building approval to ARC including fees and timelines in the Architectural Guidelines were already approved by the RMR-POA board, as permitted in the By-Laws; but the language found in the Covenants re: recommended height restriction requires consideration and approval by the membership.

Mark gave the example of the architectural plan for his to-be-built house (already approved by the ARC); that he proposed would be in excess of the 35' limit; and suggested increasing the limit to 42'. Emily commented that a common definition of 'story' is up to 14'; so 2 ½ stories = 35'. Multiple other opinions were expressed..... Ultimately the majority in attendance voted in favor of the ARC keeping the 2 1/2 story language and adding definitions to the document so as to provide more clarity.

New Business

Aliyah clarified that the new culvert discussed under 'roads' is understood to require approval from Gil Luhan (CRE); which is pending. This plus full blading of all roads will cost ~ \$4000, all cost associated with Mtn Valley Rd will split with CRE.

Paul recommended for reducing the 'washboard' effect on some of our hills, that when using 4 wheel drive trucks: to use 4 wheel high to decrease washboard formation, and to keep speed down.

Mr Millard referred to this discussion about clearing trails/mowing with an offer to use his brushhog to clear trails ('at no or low cost'). Those wishing to followup on this generous offer should contact him directly.

2025 Annual Meeting Date – consideration of changing meeting time/date from Saturday morning during October fest was proposed, both for people who may want to attend opening ceremonies for Octoberfest; and for religious reasons for those who observe Saturday as Shabbat. Advantages and disadvantages of change vs staying the same with no clear consensus. Chris proposed that alternatives of Friday afternoon, or Sunday afternoon be sent to the membership as alternatives; motion was seconded and passed.

Mark: change snowplowing rate to \$30 minimum, \$60 /hr; Paul 2nd; passed
Rates \$700/parcel, \$600 if > 1 parcel.

With no further business to discuss, the meeting was adjourned at 12:03 pm.

Respectfully submitted, Chris Matson