Raspberry Mountain Ranch POA Board meeting

September 27, 2025

Present by zoom: Don Atwood, Cole Bedford, Forrest Dykstra; Aliyah Field, Chris Matson

Meeting started 9:35am

1. Volvo grader. Information on grader's market value, gathered by Aliyah, Don and Forrest from previous contractors, dealers and auctioneers was discussed; a modest offer from local contractor was discussed. Don and Forrest will follow up with individual auctioneers they know for more details. Recent contract with Chaparral for road and culvert maintenance, snow plowing and optional plowing for individual members allows the option of selling the grader; thus eliminating the necessity of hiring separate grader operators, considerable cost of maintenance and repairs, grader insurance and liability coverage, etc. When we've achieved our best understanding of market value, plan is to share information with membership at annual meeting and seek their authorization for board to sell grader for best market price after appropriate advertising.
2. 2025 Budget. Potential selling price of grader is a critical factor for the '25-26 budget. Grader costs over the last 2 years have totaled ~ $18,000. This cost history will be presented to the membership as part of the grader discussion; and potential benefit to our financial status if grader sells at a good price.
3. Chaparral hopes to do major road work in October given sufficient moisture; Cuchara River Estates plans to contribute $10,000. Board agreed to match their contribution up to $10,000 for the present, with priorities based on most traveled roads and worst spots. Mountain Valley's trouble spots have already been identified; Longhorn and Maverick are next priorities. Chaparral owner has recommended attention to crowns of roads draining toward the mountain to be safest.
4. Status of non-owners with access easements. Communications with these non-RMR owners were discussed with goal of consistency in their relative contribution to such benefits as road maintenance, snow plowing and weed control; and monitoring when easements exclude use of main RMR roads.
5. Current board members with expiring terms (each of whom was appointed by the board to unexpired terms): Cole, Forrest and Chris. Cole and Forrest indicated willingness to remain on the board if elected by the membership; Chris indicated willingness to step down given that interest in serving has been expressed by several new member-owners. So nominations for board members including re-elections will be suggested by the board; and at the annual meeting the floor will be open for additional nominations.

According to the By-laws, the board will then elect officers at their first meeting after the annual membership meeting.

6. Chris Daly, chair of the Architectural Review Committee, has presented the ARC's revised recommendations, and Aliyah will send those to board members for their electronic vote.

The meeting was adjourned ~ 10:30 am.

Respectfully submitted,

Chris Matson