

**Black Mountain Ranches Owners Association
Board Meeting – June 15, 2013**

Attendees: Bill Fox, Steve Coates, Greg Rossman and Suellyn Nutt

This was a brief meeting as the primary focus for the day was road inspection and report

Old Business:

- Locks: The board has acquired locks for all Black Mountain Ranch private roads. As was determined previously, there must be a majority rule of property owners on a given road BEFORE a lock will be installed. All Black Mountain Ranch owners will have access to ANY road regardless if there is a lock in place. The combination for all locks will be 2009.
- Also discussed the policy of against realtors posting the combination code in their listings
- ACC bylaws: The board is still asking for assistance with updating the existing Bylaws & Covenants
- Status of Gate Post on Lower Black Mountain Road: The gate will be repaired by the end of June per the responsible party.

Road Report:

- Lower Black Mountain Road: Replace the culvert under the road at both the southern (upper) and Northern (lower) intersections with CR5. The new culverts should be offset from the edge of CR5 as practical so that the County graders do not damage it when they grade the County road.
- Upper Black Mountain: Grade the road above the blacktop to the cul-de-sac at the end so that water does not run in the wheel tracks. Also, install a small waterbar across the road at the entrance to the cul-de-sac to prevent water from running down the middle of the road.
- Lynch Creek Road: Grade the first 1500' +/- from CR22 to the top of the first hill to reestablish the crown and prevent water from running down the wheel tracks.
- Rich Creek Road: Grade the first 1400' +/- from CR22 to the top of the first hill to reestablish the crown and prevent water from running down the wheel tracks.
- Twelve Mile Court: Install gravel (number of loads to be determined – estimate 2 or 3) in the flat area in the upper portion of the road where it currently becomes muddy and rutted when wet.
- Cave Creek Rd: There are some bumpy/rocky sections which would require multiple loads of gravel to fill in. This is not a priority at this time.
- There are also 2 individual lot owners that will need to have culverts installed at their own expense. The board will communicate directly with the individuals.
- A work day needs to be scheduled, with representation from each BMR road, to clean out and mark all culverts.
- Additional: While the board agrees there are plenty of items that could use improvement, none are absolutely critical at this time.

Reminder: Association Picnic is Saturday, August 17 at Noon at the Holub's Place (Lot 29)