

**Black Mountain Ranches Owners Association**  
Board Meeting Agenda and Minutes  
11/18/2010

ATTENDEES: Bill Fox, Suellyn Nutt, Joan Rowe, Steve Coates

CALL TO ORDER: Bill Fox, Association President, called the meeting to order at 6:15 PM this day.

MINUTES: Previous meeting minutes were presented, approved by motion and seconded.

OFFICER'S REPORTS

Treasurer's Report - Financials were present for discussion.

**Income/Dues**

1. The delinquent dues list was reviewed totaling \$1,770.00
  - There are two parties that are 3 years late, owing \$210 each
  - There are three parties that are 2 years late owing \$150 each
  - There are 10 parties that have not paid the current year dues, owing \$90 each
2. Decision that delinquent dues notices will be sent and reminders that all delinquent dues are subject to late fees.
3. Discussion was held about Owners who do not pay on a timely basis.
4. As a reminder HOA dues are in place for the benefit of the entire HOA. Dues pay for:
  - Annual road maintenance,
  - ,
  - BMR Street signs, gate signs,
  - Administrative costs such as correspondence, record keeping, Tax preparation, Auditing, and,
  - HOA annual meeting expenses.
5. For convenience, home owners may opt to pay annual dues with on-line banking with the following information:

Black Mountain Ranches HOA  
c/o Joan Rowe  
7493 S Quince St  
Centennial, CO 80112-1729

**Assets**

1. The HOA has approximately \$40,000 in cash deposits.
2. Decision was made to transfer \$5,000 out of a low interest bearing MM account to a higher yield CD
3. The Year-end financials included in with these minutes will present three prior years' data for comparison

## OLD BUSINESS

### **Roads**

1. Road conditions are highly dependent upon effective flow of water through culverts and each culvert needs to be inspected. Home owners are encouraged to:
  - Organize with neighboring lot owners
  - Identify culverts that cross Black Mountain Ranches roads
  - Inspect these culverts to ensure they are open and cleaned out
  - Mark the ends of the culverts to prevent road graders, snow plows, or traffic from driving over the ends (crushing the ends) The Board will reimburse the cost of posts and reflectors used to mark culvert ends.
2. Connected with Guest/Rental guidelines below, we are concerned as a Board about the increased wear and tear on the roads resulting from increased traffic from renters, , cleaning and maintenance workers, and snow removal activities. This will be monitored and discussed again in the Spring.

### **Guest/Renter's Guidelines**

1. Guest/Renter's guidelines have been developed and distributed to the HOA members. It will be included with these minutes again.
2. Issues have been raised to the HOA Board about property being rented and subsequent activities by the renter including ATV's open fires, driving vehicles off-road and through unfenced lots and not closing gates to the BMR roads.
3. Please ensure that both the property managers and renters have the guidelines and are complying with these for the safety and benefit of the renters and other owners.
4. Remind your property managers to communicate these guidelines

### **Uranium Mining**

There was nothing of any substance to report from the Board or from the homeowners regarding this issue.

### **Gates**

Reminder, to reduce casual traffic and for the safety and enjoyment of all, please close the gates for Black Mountain Ranches roads when you enter and exit.

### **Parking**

At the end of Willow Creek Lane, vehicles have been parking, in no-parking areas, for what appears to be fishing activities. Some of the parking is likely the result of County sponsored rental fly fishing on the South Platte River.

- Develop a flyer that can be put on the windshield providing notice of the parking violation
- Connect with Park County staff who manages the rental fishing and request that they more clearly mark their maps explaining that Willow Creek Lane is a private road and should not be used for access to the rental fishing on the South Platte River..

## **NEW BUSINESS**

### **Fire ban signage**

1. There is a sign posted (apparently by the County although not sure) at the intersections of Hwy 285 and Cty Rds 5 and 22 when there is a fire ban.
2. Board to investigate if the Forest Service can install a "Fire Conditions Sign" for Low, Medium, High, or Extreme fire conditions. Ideally this would be placed on National Forest Service along Cty Rd 22 and Cty Rd 5. This would help remind all users of the area to be careful with fires.

There was no other new business.

The HOA Meeting adjourned at 8:00 PM.

## **MONTHLY HOMEOWNERS REMINDER**

**Add your pictures of your views at your place for other homeowners to see so we can all appreciate the beauty of our development. Use our Website it's easy. [Black Mountain Ranch.org](http://BlackMountainRanch.org)**

**Username:        bmr**

**Password:        snowdrift**

**Respectfully submitted, Steve Coates, Treasurer**