

November 12, 2016 BMR Board Meeting

Attendees: Bill Fox, Karen Fox, Janet Simpson

Board Members: John Myers, Cheryl Holub, Bill McCracken,
John Simpson, Barbara Ray

Meeting called to order by BMR new President, John Myers.

Annual Meeting

- First order of business was the positive turnout and good community feeling about the August 20th Annual Meeting. Thanks to all who could make it. The board would like all who contributed by way of food, drinks, organizational work and particularly the Host, Cheryl Holub. Cheryl has given and given to all of us and we want to recognize her gifts and how lucky we are to have her on the BMR board. The Holub's have offered to continue to host this meeting and are happy to do so until such time that another homeowner wants that opportunity.

Treasurer's Report

- John presented the Aug. Sept. and Oct. financials from KC & Assoc.
- KC & Assoc. has been successful in collecting past dues.
- We again have set aside 10K for roads for Fall of 2016.

Roads

- Bill Fox presented John with a spreadsheet of records that have been kept for work done on roads in the past. This will continue to be updated.
- Rob Sauerhoff:: The Board appreciates the work done by him on a major culver issue on Willow Creek.
- Joe Hart: He was hired to do the proposed work recommended by the Board for Fall 2016. The following work was completed: 12 Mile Court (culverts), Rich Creek (crown), Cave Creek (loads for base), Upper BM (culverts, crown, ditches), Lower BM (dig out road base and crown, remove aspen trees)
- Members are asked to drive on perimeter and crown of the road to maintain surface and help control weeds.
- Remaining road work to be completed: 1. Pull ditches and work the crown on Willow Creek lane. 2. Rob Sauerhoff will move the Culvert on Willow Creek lane to a needed location. 3. Remove the pushed over Aspen Trees on Lower BM road and place them on the downwind side. 4. Place road base on Cave Creek road in the places that remain barren and rocky. 5. Apply herbicide to roadways and shoulders to help with road maintenance and control Noxious Weeds.

Next Board Meeting: February 16, 2017

- If there are any concerns, a homeowner may e-mail John to be added to the agenda for that meeting. This meeting will be held by internet connection for the first time.

Gates

- Homeowners are encouraged to keep gates closed and remember that the code is present year plus one. John Myers has again volunteered to lubricate and replace the locks on Locked BMR Gates. This will happen as shortly after January 1st as he can arrange. It was also noted that Upper BM road needs a better chain for the lock and the BMR sign has been torn off the gate by wind and need to be replaced. John will take care of that as well.
- Automatic gates would be an added security and convenience to residence when the homeowners on that road wish to invest. John M. pointed out that the Cave Creek entrance required: 1. Moving the original posts and H-braces much further away from the entrance. 2. Reorganizing the barbed wire fencing that was in place. 3. Hang the gate so the bottom is 2 feet or more off the ground. 4. Installing a Mighty Mule brand gate opener with solar panels and deep cycle batteries. Bryn LePine installed the Mighty Mule. John Myers, Jim Scales, Greg Adkins, and Dan Miller moved and reinstalled the Posts and H-Brace. All the work on the Gate was done by homeowners. Please contact Bryn or John if you have questions.
- Personal Locks are still an issue, please keep them maintained.

Noxious Weeds

- Thistle Mitigation will continue in the Spring by the "Weed Patrol". It is anticipated that the Weed Patrol would go out on the same day as the Culvert and Road Patrol to accomplish these tasks in a most efficient fashion.
- John Byer, owner of the DM Ranch, will be contacted about his Thistle issue by John Myers.
- The general "Weed problem" on the roads is a concern and Cheryl said she would contact Mary Menz at Teller/Park for some recommendations that would better control the problem than just "Roundup".

BMR Website

It has come to the attention of the Board that due to the number of new ownerships in BMR that the **Website** needs to be updated. Members are asked to go to it and reacquaint yourself with its usage and make sure your information is correct.

- Go to www.blackmountainranches.org

User name bmr

Password snowdrift

- Anne Brenner is our Webmaster. E-mail Brenner.anne@gtmail.com

BMR Guidelines Review and Approval

Bill Fox submitted his first draft of this important document to help define some articles in the Bylaws and Covenants. There was MUCH DETAILED DISCUSSION and the guidelines were approved with revisions. Changes will be made by Bill. He will resubmit it ASAP for our approval and it will be sent out to all homeowners.

Park County regulations will also be considered over and above our guidelines.

Lon Sears has offered to help send this document out to all the owners in BMR and his help is much appreciated. His expense for doing so will be covered by BMR.

Bill Fox has also agreed to remain on the ACC to help us with plans for new structures or changes to BRM properties. We are very grateful to Bill for his expertise and wonderful contributions to BMR. We are also very appreciative of his ongoing help with Design review. Bill is not obligated to attend the meetings but is always welcome.

New Business

Bill McCracken was elected our new Treasurer. A list of Treasurer's duties was handed to Bill by John who will go over the list at another time.

Signage: "No Trespassing" signs are still available for homeowners to buy. Please use the ones that the Board has approved. Owners whose driveways come directly off CR 5 and CR 22 will be given these signs to post for free. It should be noted that signs posted should be backed by a 2X4 frame and applied to a sign post with 4 deck screws. The winds (100mph and gusting) will whip a sign that isn't sturdy enough and tear it off the post often destroying it. Please let us know if you would like one. It was agreed that we would order 25 more signs at \$40 apiece.

Discussion of increase of Dues is still on the table and will be added to the agenda for the next meeting under New Business.

A design was selected from the applicants for the BMR logo. These signs will be posted just as you approach BMR on CR 5 and CR 22. These signs will be on property owned by our members and we will need to have owners written consent for the signs and the counties approval per County regulations.

Respectfully Submitted by Barbara J. Ray, BMR Secretary