

**August 20, 2016 ANNUAL BLACK MOUNTAIN RANCHES HOMEOWNERS ASSOCIATION BOARD  
MEETING**

**Attendees: Property Owners:**

Holub, E&B Ray, B&K Fox, M&J Myers, McCracken, Sauerhoff, J&J Simpson, B&J Scales, S&B LePine, B&J Boaz, Brenner, Adkins, J&W Illig, D&C Mullen, R&S Nutt, W&R Brenengen, K&P VanArsdale, M&C Roemer, Steinmetz, McVicker, S&C Morse, C&D Powell, T&B McGraw, S&D Warner

Meeting was called to order and Bill Fox asked everyone to introduce themselves.

Bill gave a tribute to the late Steve Coates who had been a friend & board member.

**Treasurer's Report**

- John Myers announced that KC & Assoc. were collecting dues and all checks should be mailed to them or you may pay on line. Owners that are in the arrears will be assessed processing and late fees. Please pay your dues on time to avoid these fees.
- Our assets were in the range of 50 thousand dollars.
- We have set aside 10 thousand dollars for roads.

**Roads**

- The road committee prioritized the roads in need for 2016.
  - 12 Mile Court (culvert)
  - Upper BM Road (culverts, crown, ditches)
  - Lower BM Road (remove aspen trees, dig out road base and crown)
  - Rich Creek (crown)
  - Cave Creek (4 loads of base)
  - Willow Creek (pull ditches)

Rob Sauerhoff volunteered to help with roads, he has a backhoe on his property,

Lot 44. On Willow Creek Lane

[Nicarobb22@yahoo.com](mailto:Nicarobb22@yahoo.com) 970-389-0309 Call for work!

Rene Brenengen asked why only \$10,000 was allotted to roads? John's response was because we have to make sure we have a reserve for a major problem that may come along, plus our annual income via dues is only \$9,000. All prior BMR meetings with homeowners the board has addressed the option of spending more money on road repairs. This option has been declined. We continue to do \$10,000 worth of roadwork which seems to be the amount that homeowners are happy with. We try to avoid the big expenses with maintenance and catching the problem early. Members' dues are only \$7.50 a month.

If you have a concern about your road, contact a Board member.

**Gates**

BMR's have locks on many gates and the code is present year plus one.

Cave Creek's residence have an automatic gate that each contributed \$105.00 per contributing owner on Cave Creek Road to the \$1,400 cost.

If and when gates are damaged, the responsible party must repair said gate within a short period of time.

## **Fishing**

Black Mountain landowners have the right to access Twelve Mile Creek for fishing as long as they are within 15 feet of the creek. However, Bill Fox reminded everyone that they should always ask permission of the landowner before crossing private property to access Twelve Mile Creek or any other creek in BMR's development.

## **Noxious Weeds**

The Board spent money on appropriate chemicals for noxious weed control, which Cheryl Holub picked up in Woodland Park this past Spring. Bryn LaPine took time to spray much of the affected areas along Black Mountain Ranches roadways. We thank them both for their time and efforts. A Fall application needs to be considered according to the "Colorado Weed Management Assoc." although as Bryn noted, the late June or early July application is likely the most important and effective.

## **Covenants and Bylaws**

The Board met yesterday to develop some guideline to aid in the interpretation and implementation of the Covenants and Bylaws. These will be sent to all members upon completion. Bill Fox has graciously agreed to work on the drafting and completion of these guidelines. The Board's purpose is to enforce our covenants and bylaws for the benefit of all owners property values.

## **Election of new Board Member**

Nominations were taken, by Bill Fox, from the members present at the meeting. Cheryl Holub nominated Bill McCracken, it was seconded. There were no other nominations presented. Bill McCracken was unanimously voted in.

Bill Fox was stepping down after 12 years on the Board. He served us well! John Myers also added, "Bill Fox has been the steady hand at the rudder for BMR during these 12 years and all the homeowners owe him our thanks for putting so many hours of work into this organization. Thank you Bill for your help."

John Myers was named new President by the remaining board.

The meeting was adjourned and all thanked Bill for his devotion to BMR.

**This Annual Meeting was held for the 4<sup>th</sup> time at the Holub's. We really appreciate their generosity at hosting this event. There were 49 homeowners in attendance. Again, we held the "Chili Cook Off Contest, which was an enormous success. There were 10 delicious entries. The three contest winners were, Beth Boaz, Dan Mullen and Barb McGraw. They were awarded with beautiful "goodie" filled baskets that Cheryl provided along with an incredible "ice cream bar". Thanks to all who attended and brought additional goodies.**

Respectfully Submitted by Barbara J. Ray, BMR Secretary