

Black Mountain Ranch Owners Association

Annual Picnic and Board Meeting

August 18, 2012

Attendees: Bill Fox, Steve Coates, Greg Rossman, Russell West, Suelllyn Nutt and numerous ranch owners

Bill Fox called the meeting to order, thanked our gracious hosts, Cheryl & Scott Holub, introduced the board members and began the introductions of the owners that were present.

Treasurer Report: Steve Coates reviewed the latest financial information that was provided by Joan Rowe. He indicated that year over year the Board has been able to increase the cash on hand. Overall a good job is being done to limit expenses. Steve also indicated there are still a few owners that are in arrears with regards to association dues. The Board will **NOT** be raising or lowering association dues this year.

Road Report: Steve Coates reviewed the road repairs that were complete this year. Lower Black Mountain Road received much needed repairs this year in the way of road base and new culverts. It was brought to the boards attention that additional road base is needed along the curve. Steve requested that owners inform the board of road damage in a timely fashion to avoid extensive damage and costs to repair. He informed the owners that any culvert adjacent to HOA roads and/or County Roads that is under the property entry is the owners' responsibility to maintain.

Locking Gates: Once again, the topic of the locked gate on Cave Creek was brought to attention. Discussion took place regarding all the HOA roads and access to them for all Ranch owners. The Board has agreed to purchase locks for all HOA roads with the SAME combination. The new locks will be added to gates on roads only where the majority of the owners along that road have agreed to installation (currently on Cave Creek Road and Lynch Creek Road), and the new combination will be distributed to all members of Black Mountain Ranches. The Board **WILL NOT** put locks on all gates at this time. It will become the responsibility of any owner who has contractors at their property to install/piggyback a temporary lock for that purpose (contractors should not be given the combination to the new BMR locks). The Board will notify the authorities as to which roads have the locks and the combination of said locks.

Sheriff Dept: Deputy Nicole Lampman was in attendance to discuss and answer any concerns of the owners. Deputy Lampman stated how important it was that the authorities have the combination of any locks placed on gates. She also suggested having address numbers, in reflective material place on the gates as well as the owners placing the same reflective numbers at their respective driveway. Deputy Lampman stated the fire ban has been lifted in Park County at this time. For information on fire ban status, you can call 719-836-4122. This is the Park County non emergency number that will give updates on the fire ban status. If you need to speak with a live person, and it is not of any emergency nature, you can press "5" to be connected to the dispatch operator. A ranch owner inquired as to the speed limit on County roads and asked that additional signs be installed. Deputy Lampman said she would speak to her superiors to see what can be accomplished. Deputy Lampman finished her conversation with the good news that vandalism is virtually nonexistent in Black Mtn Ranch.

Fire/Burn Info: Greg Rossman spoke about permits and requirements to have a camp fire and burn slash. The permit for an outdoor campfire is FREE. You are required to have a fire pit and you must notify the fire department of the burn. Owners can also obtain a permit to burn slash on the property. The fee is \$10.00. This permit is obtained at the fire station however you must have a fire department representative visit your property to determine you have the required clearances.

Wood Mitigation: Discussion with three individuals regarding removal of dead trees from owner 's property. These gentlemen operate businesses that make log furniture out of standing dead trees. Mitchell Dillman of Rock-n-Logs brought samples of his merchandise.

They are currently working with Steve Coates to harvest stock from his property in support of fire mitigation and a forest management plan. He wanted to introduce the membership to an alternative approach to just cutting and creating slash piles.

They will remove dead standing trees in an environmentally sound way, but will follow the owner's directions about where to cut.

Contact information is:

Mitchell Dillman – 710-428-5029 Scott Shaeffer – 720-207-4324

Fishing Rights: All Black Mountain Ranch owners have creek access off of County Rd 5 to fishing along Twelve Mile Creek (15 feet on each side of the creek). Please be respectful of the adjoining property owners and ASK before crossing their property to get to the creek if accessing in other locations than County Road 5. The Board will provide Anne with a fishing access map to add to the website.

Architectural Control: All plans MUST be submitted to the Board PRIOR to constructing a new structure on any property.

Additional: There hasn't been any news regarding Uranium, Natural Gas drilling or Fracking in Park County. ***No News is Good News!***

Board Positions: Greg Rossman and Suellyn Nutt both agreed to serve another three (3) year term on the Board.

Meeting Adjourned at approximately 3pm

Respectfully Submitted:

Suellyn Nutt, Secretary