

Black Mountain Ranches Owners Association
Board Meeting – June 13, 2020 -- 9:00 – 10:30 AM MDT

Attendance:

Name	Role
In Person:	
John Simpson	Board President
Cheryl Holub	Board Vice President
Lon Sears	Board Treasurer
Beth Boaz	Board Secretary
John Myers	Board Member
Bill Fox	Architectural Control Committee Member
Donna Carr	Architectural Control Committee Member
By Phone:	
Craig Steinmetz	Architectural Control Committee Member
Olin Hoover	Owner, Lot 21
Ed Porter	Owner, Lot 60
Jan Shroy	Owner, Lots 17 and 22

John Simpson, President, called the meeting to order and invited owners in attendance to comment. There were no comments.

Old Business

- a. Lon Sears presented the Treasurer's Report, highlighting the following items:
 1. Because there is a balance of \$6,718.42 in the operating account, it will not be necessary to transfer money from the reserve before beginning road work.
 2. The Board previously authorized transferring \$4,000 each year from the operating account to the reserve to repay the \$8,000 borrowed for roadwork in 2019. The 2020 transfer will be scheduled after the cost of this year's roadwork is determined.
 3. The Board decided that now is not the time to reinvest the money held in the Vanguard Fund
- b. Website Report
 1. An owner directory will be posted to the website, accessible by owners only. Those wishing to opt out of having their information included must contact John Myers by July 15. Beth Boaz will send a postcard to all owners informing them of this deadline and encouraging them to share their information, especially for use in emergencies like the 2018 fire.

2. It was recommended that all files posted on the website should be converted to pdfs
- c. Road Signs at Black Mountain Road and CR 5
1. Intent is to improve signage to make it easier for emergency vehicles and delivery services to find addresses on Black Mountain Road .
 2. One suggestion was to post a sign at each of the Black Mountain Road/County Road 5 intersection gates listing which addresses are on that stretch of Black Mountain Road.
 3. This topic was previously put on hold pending ongoing renumbering by Park County; it will be discussed at the Annual Meeting.
- d. State/BLM Land Leases on Black Mountain
1. Winding River Ranch has again expressed concerns to Sheriff McGraw about trespassing onto State-Leased land that is paid and controlled by Winding River Ranch. The Board understands that the Park County Sheriff's Department has been asked to enforce "No Trespassing" on this property, but the Department is asking for proof of control. A portion of the Winding River Ranch controlled property is a Nature Conservancy easement. While this issue is NOT a Board issue directly, it continues to come back to the Board. in an effort to be good neighbors with a very significant rancher and landowner within and adjacent to BMR, the following actions will be taken:
 - i. Donna Carr (ACC Member) volunteered to reach out to the Nature Conservancy to discuss their land rights with them directly.
 - ii. Lon Sears (Board Member) volunteered to reach out to Winding River Ranch to see what WRR would like to see changed and request necessary documentation if available.
 2. While the Board is trying to provide information on the land leases and access rights for these properties, it is the responsibility of all BMR owners to be aware of and to comply with land access laws related to the State land leases.
- e. There was no additional old business

New Business

- a. The entire Board and several other owners participated in the road inspection on June 4, 2020, which found the roads generally in good condition.
1. The top 3 priorities for summer 2020 work are:
 - i. Cave Creek Road culvert replacement – Because there is another culvert a short distance upstream, we will explore substituting a smaller culvert buried deeper.
 - ii. Lower Black Mountain Road work – focusing on the areas that get soft during the winter; work will include grading and application of road base.
 - iii. Other roads – minor grading/road base application where necessary

2. Other road-related topics:

- i. President Simpson will write a letter to our road contractor, Maverick Excavating, thanking them for their excellent service, especially over the past few years.
- ii. President Simpson will also contact owners who have driveways without culverts, notifying them that the borrow ditches will be reestablished during road work, making access to their property more difficult.
- iii. Once the road work is scheduled, owners will be notified via Facebook when their roads are scheduled for work. Owners will also be reminded to treat Maverick's employees with respect.

b. Plans for Annual Meeting

1. The meeting will be on August 15 at 10:00 AM
2. In response to COVID-19 concerns, this year's meeting will not include food and beverage
3. The meeting format and location will be determined not later than August 1; President Simpson will check on the possibility of using Cohen Park in Fairplay.
4. Secretary Boaz will include a "Save the Date" message on her postcard to owners.
5. Discussed inviting one of the fire districts that covers BMR, to clarify the districts, the fire permitting requirements, and other useful information

c. Other New Business

1. Board members have heard a suggestion from several owners that the Owners Association be dissolved. This is an extremely significant issue which would require a thorough evaluation of the legality and the impacts of such an action. The issue will be handled as follows:
 - i. Before the Annual Meeting, the Board will send a survey to all Owners, asking for their views on dissolving the Association.
 - ii. At the Annual Meeting, the Board will:
 1. Present a summary of the comments received.
 2. Entertain a motion to pursue further study of this suggestion.
2. Next Meeting Schedule: August 15, 2020 – Annual Meeting

Post Meeting Discussion:

- a. Lon Sears is organizing the Second Annual Bad Fence Day
 - 1. Sunday, August 16, 9:00 AM
 - 2. Along Willow Creek Lane by Wayne Brenengen's property (Lot 42)
 - 3. More information will be developed and distributed
- b. Work groups were organized to work on clearing culverts, replacing reflectors, and trimming brush. In addition to Board Members, participants included:
 - Kelly and Kyle Scharf (daughter and grandson of Duaine Warner of lot 80)
 - Greg Adkins (owner of lot 86)
 - Jim Boaz

Minutes submitted by Beth Boaz, Board Secretary

June 29, 2020

Approved by Board:

July 1, 2020