

**Black Mountain Ranches Owners  
Association Board Meeting  
Agenda and Minutes for August 20, 2011**

Attendees: Bill Fox, Suellyn Nutt, Joan Rowe, Donn Culver and several ranch owners  
Bill Fox, Association President, called the meeting to order at 12:15 PM this day.

**OLD BUSINESS**

1. Officer's Report(s): Joan submitted YTD financials for Steve Coates, Treasurer. This report was discussed and approved as submitted. (See attached Statement of Income and Expense)
2. Delinquent dues: Good progress is being made with only a few who remain delinquent.
3. Marking of culverts: Still a "to do" item.
4. Uranium Mining: Nothing new to report.
5. There has been no required road maintenance for 2011 and none is anticipated.

**NEW BUSINESS**

1. A group discussion took place regarding a couple incidents of vandalism and theft which is very rare at Black Mountain. It was communicated and recommended to remind ranch owners to make sure they report any incidents to the county sheriff's office and if convenient to the Board.
2. Bill reminded everyone in attendance the specifics of the Architectural Review Committee
3. New Board Members were elected this meeting:
  - Steve Coates was re-elected for another three year term
  - Jim Lynn was replaced by Greg Rossman
  - Donn Culver was re-elected for another three year term
4. Meeting Schedule: Next Meeting November 17, 2011

THANKS TO EVERYONE THAT BROUGHT DELICIOUS FOOD FOR THIS FUN GATHERING, NOTHING BETTER THAN DISCOVERING EVERYONE'S FAVORITE RECIPE. IT IS FUN GETTING TO KNOW EACH OTHER AND SHARING NEWS, OPINIONS AND SUGGESTIONS TO MAKE BLACK MOUNTAIN RANCHES THE BEST PLACE TO LIVE AND RECREATE IN COLORADO.

**MONTHLY HOMEOWNERS REMINDER**

blackmountain ranches.org

Username: BMR

Password: snowdrift

**Respectfully submitted, Donn W. Culver, Secretary**