

Black Mountain Ranches Owners  
Association Board Meeting  
Agenda and Minutes for 02/24/11

Attendees: Bill Fox, Suellyn Nutt, Joan Rowe and Donn Culver

Bill Fox, Association President, called the meeting to order at 6:15 PM this day.

**OLD BUSINESS**

1. Officer's Report(s): Joan submitted financials and a discussion to clarify investment options including the renewal of laddering of liquid assets were heard. Treasurer Steve Coates will research and make recommendations in May. Minutes were presented and approved by motion and second.
2. Delinquent dues: This continues to be a challenge. There is now \$1,140 owed as long as two years by only eight (8) owners. The Board thanks the vast majority of owners that have paid their dues on time. Remedies will be evaluated for the eight that have not.
3. Marking of culverts: It was agreed that Donn will lead an effort to mark all culverts in the spring/summer of 2010 to prepare for street grooming and repair.
4. Uranium Mining: Nothing new to report however we are staying in contact with a watchdog group and remain vigilant.
5. Unauthorized parking by fisherman on Willow Creek Lane: The Board has received complaints from owners about unauthorized parking at the end of Willow Creek Lane. Bill worked with the director of the county rental fishing program to update the website which now indicates that unauthorized parked vehicles (non Black Mountain owners) on Willow Creek Lane may be towed. The Board also discussed steps to monitor other unauthorized vehicles using Willow Creek Lane that are not part of the County fishing program and are not Black Mountain owners. Limiting unauthorized use of Willow Creek Lane and unauthorized fishing on the South Platte or Twelve Mile Creek will help with the perpetual open gate problem on Willow Creek Lane.

**NEW BUSINESS**

6. **New Home Plan Review Process: The Board discussed methods to bring to the attention of Owners the requirements that are articulated in our covenants that may differ**

from County codes. The issues most likely to have an impact are height requirements, color/appearance and setbacks (County requires 50' setback while BMR requires 100'). The applicable paragraphs in our covenants are Paragraphs 1 through 14.

7. Other new business? None submitted.
8. Meeting Schedule for 2011: 5/19/11, 8/20/11 (picnic), 11/17/11

### **MONTHLY HOMEOWNERS REMINDER**

Add your pictures of your views at your place for other homeowners to see so we can all appreciate the beauty of our development. Use our Website it's easy. [blackmountainranches.org](http://blackmountainranches.org)

**Username:** bmr

**Password:** snowdrift

Respectfully submitted, Donn W. Culver, Secretary.