

## **Black Mountain Ranch Homeowners Association**

### **Board Meeting Held on February 21, 2012**

Attendees: Bill Fox, Steve Coates, Greg Rossman, Joan Rowe and Suellyn Nutt

Bill Fox, Association President called the meeting to order at 6:15pm. Bill informed the Board that Donn Culver would be resigning his position on the board effective immediately for personal reasons. Therefore, there is currently an available board position that will need to be filled. If any owners are interested or would like further information, please contact the board.

#### **OLD BUSINESS**

- Officer's Report: Joan submitted financials and a brief discussion took place regarding movement of money from a CD that has matured. Steve Coates will speak with the financial advisor regarding the best investment strategy and will notify the board.
- There is currently \$1500.00 in delinquent dues, with four (4) owners owing more than two years.
- Discussion took place regarding the "next step" for collecting past due association dues. We will attempt a Final Notice stating the amount due, with interest and notify the owner that, if unpaid, the board has the right to file a claim in court.

#### **NEW BUSINESS**

- There is currently an available board position that will need to be filled. If any owners are interested or would like further information, please contact the board.
- The board will be compiling a Welcome letter to be sent to all new land/home owners. Information will include covenant requirements, suggested renter/guest guidelines, contact list and website information. In 2011, 6 properties/homes were sold in Black Mtn Ranches.
- Spring is almost here and once again, there is the need to inspect all HOA maintained roads and culverts. The board will complete this task in May. If there are any owners who have concerns about specific areas, please inform the board prior to that time.
- Discussion took place regarding possibly moving the picnic to an owner's property. We have a few owners that have expressed interest in hosting. If there are others, please let the board know.
- Next meeting is in May. The board is thinking of making that a "working meeting" to inspect roads and culverts.
- No other new business was submitted for discussion

#### **ADDITIONAL HOMEOWNER INFORMATION**

- CDOT held meeting in Conifer to discuss planned and ongoing work along 285. Some improvements are: five (5) passing lanes between Kenosha and Fairplay. Three on the Northbound side and two on the Southbound side. Additionally, they will be adding a turn lane from Southbound 285 onto Elkhorn Rd near Como. (the road to Indian Mtn)
- Visit the website, add pictures of Life on Black Mountain.
  - Blackmountainranches.org
  - Username: bmr
  - Passcode: snowdrift

Respectfully submitted,

Suellyn Nutt, Secretary