

Black Mountain Ranches Owners Association 2018 Annual Meeting Minutes

Board Members in Attendance: John Myers, Cheryl Holub, Beth Boaz, John Simpson

Other Homeowners in Attendance: M.J. Myers, J. & E. Porter, T. McGraw, L. McVicker & C. Steinmetz, C. & D. Mullen, K. & B. Fox, J. Boaz, C. & S. Morse, W. & J. Illig, D. Warner with K. & K. Scharf, J. & E. Rodgers, O. & E. Hoover, B. & L. Sears, J. Simpson, D. Brundage, S. Nutt, P. Van Arsdale with C. & D. Powell

1. Call to Order

- President, John Myers introduced all members of the Board and the Architectural Control Committee
- Ranch owners in attendance introduced themselves, including which lot(s) they own and their memories of the Weston Pass fire

2. Verification of members and proxies

- Acting Secretary, Beth Boaz reported
 - 20 lots were represented in person
 - Unassigned proxies were received from 21 lots, and were carried by the President
 - 3 proxies were assigned to Tom McGraw
- Total lots represented were 44, well in excess of the quorum of 20 lots

3. Opening Remarks-John Myers, President

4. Financial report, Beth Boaz

- Beth reviewed the financial report that was distributed to owners with the meeting notice:
 - Reserve was at \$33,673.16
 - Board tries to maintain a healthy reserve in case of unforeseen emergency expenditures
 - A budget is in place for the 2018 – 2019 year
 - Even with the additional roadwork required to repair road damage caused by post-fire runoff and to mitigate further damage, there should be no need to transfer additional funds from the reserve account this year.

5. Road Report, John Myers

- Roadwork planned for this summer:
 - Fire repairs and mitigation on Rich Creek (\$8500)
 - Rebuild 12-Mile Court and add road base (\$4500)
 - Grading and road base on Upper Black Mountain Road (\$1500)
 - Portion of the work originally planned on Lynch Creek to be performed this year (\$1000)
- Owners expressed concerns over the condition of Lower Black Mountain Road after last year's roadwork

- Some of the issues are the lack of “fines” (very small rock/soil material), drivers (especially 2-wheel drive vehicles) accelerating too quickly and use of the roads by ATVs
- Owners are asked to help preserve the roads by limiting their rates of acceleration and reminding others (such as propane delivery trucks and other visitors) to do the same.

6. Architectural Committee Updates, Craig Steinmetz

- Reported on the garage construction approved for lot 17, which is adjacent to the agriculturally-zoned Winding River Ranch
 - It appears that the garage may actually be an airplane hangar
 - While airplanes are not allowed on lands zoned R20 (such as Black Mountain Ranches), they are allowed on Agricultural lands, if approved by Park County and the FAA.
 - John Myers will stay in touch with Park County Planning and Zoning, and notify ranch owners if there is an opportunity to provide input to the County commissioners and/or the FAA

7. Election of Board Members

- Election of the following Board Members was moved by Cheryl Holub and unanimously approved:
 - John Simpson for a second 3-year term
 - Lon Sears to fill the position vacated by Barbara Ray for a 3-year term

8. Old Business

- Board continues to focus on killing noxious weeds; please notify Cheryl Holub of any areas needing attention
- Clarified the uses of the website vs the Facebook page:
 - The website’s main purpose is to serve as a repository for documents such as meeting minutes, governing documents, guidelines, etc.
 - The Facebook page is a better source of “breaking news” of fire, meetings, etc.
 - Anne Brenner will continue as webmaster
 - Links will be added to allow access to the Facebook page from the website, and vice versa
 - Board should consider developing a list server or other method to “push” messages to all owners, especially for those who don’t use Facebook at all, or don’t check it often.
 - Should also consider adding a link to Park County’s “Code Red” notification system, which provides notices on a variety of emergencies in the County.

9. New Business

- Newly-elected Park County Sheriff, Tom McGraw reported on lessons learned from recent fires:
 - He will be arranging for the Fire Wise group from Bailey to give a presentation on their fire preparedness activities at a public meeting, and will ensure that BMR owners are invited.

- Sheriff McGraw will also arrange a presentation from the group involved with the Black Forest Fire
- Sheriff McGraw responded to several questions:
 - The County is looking into adding a tower on Black Mountain to improve cell and police radio coverage in the area
 - Responding to trespass complaints on private property is usually low priority for law enforcement unless there are serious safety concerns. Owners are urged to consider using game cameras to monitor their property and to post “no trespassing” signs, which are available from the BMR Board for \$20. Contact Cheryl Holub to obtain signs for your property.
- Owners are reminded to respect others’ private property, especially avoiding riding ATVs on lots other than your own.
- Concerns/suggestions were offered by several owners:
 - Concerns over the Board adjourning to executive session were discussed
 - The transparency and frugality of previous spending decisions were questioned, such as those for T-shirts (for roadwork volunteer workers) and for BMR signs
 - It was requested that future meetings use a PA system so that all can hear.
- Cheryl Holub requested owner input on the format for next year’s meeting: type of food, theme, etc.

10. Adjournment

- Formal meeting was followed by a stew cook-off and a dessert bar; thanks to all who contributed, and especially to Cheryl for her hospitality and for providing many of the prizes to recognize the cook-off and door prize winners.

11. Special Meeting of the Board of Directors

- Immediately following the Annual Meeting, the Board of Directors called a Special Meeting, as provided for in the BMR bylaws (Article VI, Section 2),
- During that meeting they selected the following officers, in accordance with the bylaws, Article VIII, Section 2:
 - President: John Myers
 - Vice President: Cheryl Holub
 - Secretary: Beth Boaz
 - Treasurer: Lon Sears

Minutes prepared by Secretary, Beth Boaz, September 1, 2018

Approved by Board of Directors, September 2, 2018