

Black Mountain Ranch Homeowners  
Association Board Meeting and Picnic  
Agenda and Minutes for 8/15/09

Attendees: Bill Fox, Karen Fox, Steve Coates, Joan Rowe and Donn Culver and several ranch owners

Bill Fox, Association President, welcomed everyone and called the meeting to order at 12:45 PM this day.

Bill introduced the board members and explained their responsibilities.

**OLD BUSINESS**

1. Officer's Report(s): Joan submitted financials and a brief discussion took place to clarify investment options. Minutes were presented and both were approved by motion and second.
2. Bill reviewed road repairs actions for this year and ask for comments or questions from the association members. Bill also introduced a project headed by Steve Coates that analyzed for the members the last ten years of revenue and expenses and a projection from best to worst case scenarios to assess whether our dues are appropriate in the future.
3. Steve Coates presented for consideration and comment the 10 year analysis of the expenses and revenues for the HOA. The board felt it was prudent to complete this analysis to be more predictive of future needs for revenue (HOA dues have been static for years). After Steve's presentation there was a brief discussion on the merits of a dues increase. It was decided that the board would take no action at this time but would study the matter with the option of raising dues in the future. The membership concurred with this strategy.

**NEW BUSINESS**

4. Bill discussed the merits of gates having the ability to be locked either by padlock or by automated gate for security purposes. The membership felt it was not necessary for any changes to the gate security but wanted the board to monitor if there is any change in circumstances.
5. Fishing rights: Bill explained the new fishing club sponsored by Park County and asked for any comments or concerns. No recommendation was made to the board based on these discussions.

6. Two board members resigned after serving their full terms and new members were elected to replace them. The new board members are Jim Lynn Lot 39 and Suellyn Nutt Lot 38.

7. Bill updated the membership on the Uranium Mining issue in Park County and a brief discussion took place. No actions are necessary at this time the board will continue to keep the members apprised of any new developments.

The next regular meeting of the Board in 2009 is in Golden on 11/19/09.

## **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.**