

Black Mountain Ranches Owners Association
Board Meeting – December 18, 2014

Attendees:

Board Members: Bill Fox, John Myers, Cheryl Holub, Suellyn Nutt

HOA Bookkeeper: Joan Rowe

- Welcome to the new Board members and Thank You
- Bill passed out the current Architectural Submittal Requirements and the Renter/Guest Guidelines that have been developed.

Treasurers Report

- Joan Rowe reviewed the status of the financials. A copy is included in the minutes.
- The Board has signed an agreement with a new CPA due to the retirement of Guy Andrus.
- John Myers volunteered to take over the Treasurer position vacated by Steve Coates.

Locking of Gates

- The combination of all HOA locks will be changed after January 1, 2015. The new combination will be "2016". UPDATE – John Myers completed this task as of 1/9/2015.

Posting of Addresses

- The Board has decided NOT to pursue this task. It will be left to the discretion of the owner if they want to post their address.
- It was recommended that owners contact NorthWest Fire to obtain Green and White reflective address signs to post at their driveway. They are \$10 each.

Liability Insurance

- This is an action item. The board should obtain Director and Officer insurance and O&E coverage. Suellyn is to contact Russell West for any work he did prior. Cheryl and Suellyn will then complete the paperwork and research.

Road Report:

- Discussion was held regarding a plan of action for additional road work in the Spring of 2015.
- The Committee should organize to mark all culverts with T-posts and large reflectors. This should consist of representatives from each road within the community.
- Clearing of all culverts should be complete by the owners of each road.
- Any culvert that is at the end of a driveway needs to be maintained by the property owner.
- Spring Road inspection will take place the end of May or early June, depending on the weather.
- Discussion will be had regarding pulling all ditches after the inspection

ACC Review:

- Please remember to submit plans to the ACC for any construction you may be undertaking.
- The HOA guidelines are different than Park County. Please be sure to have ACC approval PRIOR to Park County review and issuance.
- Discussion was had regarding reviewing and potentially modifying the architectural guidelines in the covenants and bylaws. Cheryl said she would be willing to help with this and would ask Barbara Ray if she would be interested also.

Website

- Cheryl and Bill will coordinate any updates to the website with Anne Brenner.

Other Items:

- The Board has been asked for a list of potential snow removal contractors to distribute to owners. At this time, we do not have a thorough listing of contractors.
- Bill is researching a strategy to address the owners that do not feel they need to comply with the Association ACC regulations.
- Meeting Dates for 2015 are tentatively:
 - February 19, 2015 – 6pm – The Old Capitol Grill, Golden
 - Road Inspection – Late May/Early June
 - Picnic – August 15, 2015
 - November Meeting TBD

Road Committee: (in addition to the Board)

Mike Ingraham, Jim & Brenda Scales, Greg & Pat Adkins, Craig Steinmetz, Cindy & Dan Mullen

ACC:

Craig Steinmetz – Craig@imagebuilderscolorado.com

Duaine Warner – wy2windy@gmail.com

Mike Ingraham – fishingingraham@msn.com

Barbara Ray – brbobalink@msn.com

Board:

Bill Fox – fox@foxtuttle.com

Suellyn Nutt – SMN1026@msn.com

Heidi Pepper – Heidi@the-peppers.com

Cheryl Holub – Cholub57@gmail.com

John Myers – johnamyers2@msn.com