

Black Mountain Ranches Owners Association
Board Meeting – August 17, 2013

Attendees:

Property Owners: Ray, Boaz, Holub, VanArsdale, Illig, Mullen, Pepper, Nutt, Fox, McVicker & Steinmetz and a representative of Winding River Ranch, LLC

Board Members: Bill Fox, Steve Coates, Russell West, Suellyn Nutt

- Welcome and Introductions
- Thank you to Greg Rossman for your service on the Board. Greg will be vacating his seat on the board effective immediately. Thanks also to Anne Brenner for your website support.
- **Treasurers Report:** Steve Coates reviewed the status of the financials. A copy is included in the minutes. There will be funds used for the road maintenance/repairs that are needed prior to the onset of winter weather.
- **Road Report:** Reviewed the road report that was complete in June. That information is as follows:
 - Lower Black Mountain Road: Replace the culvert under the road at both the southern (upper) and Northern (lower) intersections with CR5. The new culverts should be offset from the edge of CR5 as practical so that the County graders do not damage it when they grade the County road.
 - Upper Black Mountain: Grade the road above the blacktop to the cul-de-sac at the end so that water does not run in the wheel tracks. Also, install a small waterbar across the road at the entrance to the cul-de-sac to prevent water from running down the middle of the road.
 - Lynch Creek Road: Grade the first 1500' +/- from CR22 to the top of the first hill to reestablish the crown and prevent water from running down the wheel tracks.
 - Rich Creek Road: Grade the first 1400' +/- from CR22 to the top of the first hill to reestablish the crown and prevent water from running down the wheel tracks.
 - Twelve Mile Court: Install gravel (number of loads to be determined – estimate 2 or 3) in the flat area in the upper portion of the road where it currently becomes muddy and rutted when wet.
 - Cave Creek Rd: There are some bumpy/rocky sections which would require multiple loads of gravel to fill in. This is not a priority at this time.
 - A suggestion was made to contact Park County Road and Bridge to determine if they are willing to replace/repair the culverts at County Road 5 and Black Mountain Rd.
- **Dues:** The annual Property Owner dues will remain at \$90.00 again for the coming year.
- **Vandalism & Theft:** The board and attending members have reported they are not aware of any vandalism and/or theft in Black Mountain Ranch.
- **Open Gate Issue:** Status of Gates was discussed. There are currently HOA locks on Cave Creek, Twelve Mile Ct, and Lynch Creek Ct. with the possibility of locking Willow Creek in the near future. The combination for all HOA locks is 2009. If this is changed, it will be posted on the “members only” section of the website. If additional owners would like to lock the common

gates, there must be agreement of 50% of the owners on the road. It was also brought to the attention of the board that First Responders be made aware of the combination.

- **ACC Review:** Please remember to submit plans to the ACC for any construction you may be undertaking.
- **ACC guideline discussion:** The board raised the question of creating more detailed architectural review guidelines. An owner suggested having all the property owners submit suggestions and have a separate Architectural Committee review. Any changes that are to be implemented must be voted on and approved by the majority of the Owners in order to be implemented. Also suggested expanding the ACC to interested owners and incorporate community input.
- **Fishing:** All owners have access to Twelve Mile Creek from County Road 5. The right of way is within 15 feet of the river. Please ask permission before walking across any property beyond that 15 feet measurement. A Colorado fishing license is required. If you have guests visiting, an owner must accompany them to fish.
- **New Board Member:** Bill Fox will remain on the Board for another 3 year term. Heidi Pepper was elected to complete the term vacated by Greg Rossman. Heidi will serve the remaining year of that term. Also elected, to serve on the ACC, was Craig Steinmetz. Thank you to all for making this commitment.
- **Other Items:**
 - The board will be pursuing quotes for Officers insurance. This is liability insurance that will cover the board for any extenuating circumstances that may arise. It is estimated to be approximately \$1500 to \$2000 annually. The board also feels this may help attract additional owners for board positions that come available.
 - The board also would like to hire an attorney to assist in reviewing the current bylaws, as they have not been updated since their inception.
 - It was recommended that owners contact NorthWest Fire to obtain Green and White reflective address signs. They are \$10 each.
 - It is with sincere sympathy that we were informed of the passing of Tom Isbester (Izzy), a longtime resident of Black Mountain Ranches

The next scheduled meeting of the Board is, Thursday, November 21, 2013 at 6:00pm at The Old Capital Grill in Golden. All owners are welcome to attend. Please let us know if you will be attending so we can be sure to get a larger table.