

Black Mountain Ranches Owners Association Board Meeting – November 23, 2015

Attendees: Mary Jo Myers

Board Members: Bill Fox, Cheryl Holub, John Myers, Barbara Ray and via phone, John Simpson

Bill called the meeting to order and handed out the agenda. He officially welcomed the new board members; John Simpson and Barbara Ray, who was selected secretary.

The minutes of the August meeting were briefly reviewed for Bill since he was absent for said meeting.

Bill reiterated about the IREA easement approval and all agreed that this issue was not a problem.

Treasurers' Report:

All board members received KC & Assoc. Monthly Financials, June – October 2015, from John Myers. Financials will be received on a monthly basis. One correction – check # 1317 was made out to Barbara Ray for mailing supplies, not John Myers.

Road Report:

John Myers reported that A. Steinberg was not interested in doing BMR roads, thus he found another company. Hart Excavation is owned by one of the BMR homeowners. With a budget of \$10,000, the following roads were attended too.

- Cave Creek – re-grade and 10 loads of gravel and opened up all culverts. Extra road base was applied at the end of Cave Creek Road and Cave Creek Court, which had standing water in the road-bed. Those areas were re crowned and compacted.
- Lynch Creek – corrected drainage problem and opened up culverts.
- Rick Creek – crowned and graded the first section for 300 yards and opened culverts
- Willow Creek – culverts opened, one culvert repair to be readdressed at the meeting we hold in May/June to look at the roads.
- Lower Black Mountain Road – north section to receive some gravel coverage. Culverts were all opened up and a culvert was discovered completely buried by Joe Hart. He excavated and returned it to service. This was close to Mick Roemer's property.
- As a result of the fine job Joe Hart and Co. did, there were more culverts identified and all the grading issues will be addressed for this year.

***NOTE to all homeowners** – future care should be given to all these new road improvements to avoid scraping off all newly laid road base. The board agreed that **Foot Pads are required on any plows that are used on the BMR roads.** It is the responsibility of anyone who is procuring snow removal services to ensure that the plows used are equipped with foot pads.

Thanks to Ann's Trucking for road base supplies and to John Myers for his efforts to improve our Association roads.

Noxious weed mitigation:

It was discussed and noted that thistles are becoming a problem in spots within BMR, and where they are affecting roadside ditches it may be necessary for the Board to take action.

Cheryl Holub will research proper chemical treatments and the board will develop a plan for applying the chemical next spring. If possible, the Board will make available to homeowners for purchase the spray for application outside of the roadway rights-of-way next Spring.

Review of KC & Associates Management Agreement:

The board reviewed and tweaked this document to be presented to KC & Assoc. for final draft consideration. This is the contract between BMR and KC & Assoc. to cover their on-going management support to the Association. John Myers is working with KC & Associates to get the most efficient set of services and lowest fee possible. Once the board approved changes are made, the finished document will be ready for signature.

Review of Operations of the Associations Resolution:

The 26 page resolution is a set of policies and procedures that, when adopted by the Board, will be available to assist the Board in the on-going management and operation of regular activities. This document WILL NOT change our Covenants or Bylaws. Rather, it is a tool to help the Board in their uniform and consistent application. This draft document was reviewed extensively by the board with several revisions noted. It will go back to Hindman-Sanchez attorney David Firman for revision and taken back to us for signature.

Other Business:

The board set a date for all Homeowners Dues to be collected by September 1 of each year. After 90 days a process will begin (which will include interest and penalties) to encourage prompt payment.

The need to raise DUES to cover increases in Association management expenses and on-going road maintenance was discussed and tabled until the Spring when we see the condition of our roads and we have a finalized cost from KC & Associates for their management support.

There are still 4 "BMR Private Property Signs" available for purchase to be placed by one's gate or along one's fence. The cost is \$30 each. Contact Bill if you would like to purchase one.

Bill raised the on-going need to review and update ambiguous segments of our Covenants and Bylaws. John Simpson and Barbara Ray volunteered to begin work on this long - term project. Any recommended changes to our Covenants and Bylaws will be made available to the entire BMR membership for review and comment, and ultimately would be put to a vote of all members.

On Saturday, Feb 6, 2016, the next Board Meeting to be held at Barbara Ray's home in BMR at 2 p.m. This will be an opportunity for any homeowner to attend one of our Board meetings if desired.

Respectfully submitted: Barbara Ray, BMRB Secretary