

# **Black Mountain Ranches Owners Association**

## **Board Meeting – November 21, 2013**

### **Attendees**

Bill Fox, Steve Coates, Heidi Pepper, Joan Rowe

Absent members: Russell West, Suellen Nut

### **Financials**

- Read by Joan Rowe

- Several property owners are truant with annual dues!

### **Old Business**

#### **Gates**

- Discussion of gates and adding locks with new combos

  - 50% of residents on a given road must want gate locked. Bill Fox has combination locks available for those residents interested in having their gate locked and have documented that at least 50% of the owners on that road want to lock the gate.

  - New combo scheme (year +1) for use on all gates that are locked. For example for the year of 2014, the code will be 2015 . If you find that the old combination (2009) does not work, try 2015

  - Russell West was assigned to oversee and change codes at the beginning of each year

#### **Addresses posted by each gate**

- There has been interest expressed in posting addresses on our gates for all the properties that are behind the gate to help orient emergency providers (as discussed at the past two HOA mtgs. in August).

- This may prove difficult to implement since Steve Coates recently learned from Park County that addresses are typically not issued to unimproved properties (that have not had any permits issued). This will make it impossible to list all addresses on a road if some remain vacant and without an official address. We need to decide if we want to post the addresses that are listed with the County. It should be noted that some unimproved properties do already have street addresses. It is not clear if these are recognized by the County. This project will take additional time and effort, and the Board is open to anyone who may want to pursue resolving this address issue. Contact a Board member if you would like to tackle this.*

#### **Liability Insurance**

- Russell West will research ballpark costs to cover the board

## **New Business**

### **Roads**

#### **-Road update**

-The county will not do culverts for any side roads

New culverts were installed by M+M for approx. \$1,000 on both ends of lower Black Mountain Road where it meets County Road 5.

-Some complaints have been made that some of the past grading work has been less than par. Past grading has widened roads and pulled up rocks. In the spring the Board will evaluate the need to “pull the ditches” on the BMR roads to maintain the ditches, spread gravel back over the surface of the roads, and reestablish a narrower road surface. This will likely be a more expensive process than simply grading the driving surface of the road.

-The Board will get cost estimates from at least two contractors to do this work and develop a prioritized plan for implementation based on the Spring road inspection. Since this will likely cost more than our normal road maintenance, a multi-year plan will be considered.

### **Architectural Control Committee**

-The Board (who also serves as the ACC committee) is looking for more members to join the ACC. Let a Board member know if you are interested.

-The ACC will be reviewing covenants and bi-laws to determine if they need updates, expansion, and/or clarification. Heidi Pepper will perform an initial review for the Board.

- As a reminder, attached to these minutes are the Renters Guidelines and ACC Submittal Guidelines developed previously by the Board.

### **Website**

-Steve Coates is working with Anne Brenner to make updates and improvements to our website. The Board members will be updated, and the Renters Guidelines and basic ACC guidelines will be added.

### **Vandalism**

-A homeowner reported recent vandalism to their property on Upper Black Mountain Road

-Be sure to notify the Park County Sheriff if this happens on your property so they can take appropriate action

### **Member concerns**

-Board is drafting a response to a homeowner in response to questions regarding the Aug. 2013 minutes

Black Mountain Ranches Owners Association

Association Contact Information

Name	Contact Information	3 Year Term Expires	Position
Steve Coates 3025 East Otero Circle Centennial, CO 80122	Home: 303 721-1551 Cell: 303 990-1314 Email: <a href="mailto:scoates904@msn.com">scoates904@msn.com</a>	2014	Treasurer ACC Member
Bill Fox 5974 N. 79 <sup>th</sup> Street Longmont, CO 80503	Home: 303 652-3060 Cell: 303 250-0227 Email: <a href="mailto:fox@foxtuttle.com">fox@foxtuttle.com</a>	2016	President ACC Member
Suellyn Nutt 8174 Lone Maple Lane Lone Tree, CO 80124	Home: 303 649-1390 719 836-0228 Cell: 303 808-4387 Email: <a href="mailto:smn1026@msn.com">smn1026@msn.com</a>	2015	Secretary ACC Member
Heidi Pepper 10676 Chandon Pl. Highlands Ranch, CO 80126	Home: 720 446-1812 Cell: 303 981-3157 Email: <a href="mailto:heidi@the-peppers.com">heidi@the-peppers.com</a>	2015	Member ACC Member
Russell West 445 Strathmore Ln. #104 Lafayette, CO 80026	Home: Cell: 720 514-0349 Email: <a href="mailto:west_russell@msn.com">west_russell@msn.com</a>	2014	Member ACC Member
Craig Steinmetz 2234 So. Williams St. Denver, CO 80210	Home: 303 722-1291 Cell: Email: <a href="mailto:craig@imagebuilderscolorado.com">craig@imagebuilderscolorado.com</a>		ACC Member
Support: Joan Rowe 7493 S. Quince St. Centennial, CO 80112	Home: 303 779-5339 Email: <a href="mailto:joanrowe47@hotmail.com">joanrowe47@hotmail.com</a>	n/a	Bookkeeper
Support: Guy R. Andrus, Jr. 2382 S. Miller Ct. Lakewood, CO 80227	Work: 303 987-3375	n/a	CPA

Association Website: [blackmountainranches.org](http://blackmountainranches.org)  
 User Name: bmr  
 Password: snowdrift  
 Webmaster: Anne Brenner [brenner.anne@gmail.com](mailto:brenner.anne@gmail.com)

## **Black Mountain Ranches Renter/Guest Guidelines**

- Renter/Guest should be familiar with the property boundaries and public land use regulations
- **DO NOT** trespass onto other private properties
- **NO** ATV/dirt bikes/motorcycles or any off road vehicles should be driven onto neighboring properties
- It is illegal to ride an ATV on any County Road. Doing so can result in a ticket and a fine from Park County Sheriff
- Renter/Guest **DO NOT** have fishing privileges unless accompanied by the property owner
- **NO** use of firearms within BMR unless accompanied by the property owner
- BMR gates should be kept closed at all times
- Any trash needs to be removed at the end of the renter/guest stay
- Fires are allowed in firepits **ONLY** with the homeowner having a valid permit from the Fire Protection District. Contact your Fire District for permit application and reporting procedures before having a campfire. Note that Black Mountain Ranches falls within two Fire Protection Districts.

Hartsel Fire Protection District: (719) 836-3500

Northwest Fire Protection District: (719) 836-3117

The list below indicates which District each lot appears to fall within (although individual property owners should verify this for themselves):

Hartsel Fire Protection District: Lots 1-17, 19-39, 48-59, 62-71

Northwest Fire Protection District: Lots 42-46, 61, 72-102

Lots with property in both Fire Protection Districts: 18, 40, 41, 47, 60

**Renter/Guest must notify the Park County Dispatch (same number for either Fire Protection District) when they are using a firepit, as required in the permit application. The Non-Emergency Dispatch telephone number is (719) 836-4121 Ext. 5**

- Respect **NO BURN** postings from Forest Service/Park County
- **NO FIREWORKS !!!!**
- BBQ grills should be secured and cleaned after each use to deter animals
- Be respectful of noise level
- Winter rentals will require the homeowner to arrange snow removal as needed. This may included the private road leading to the property as well as the property drive

# **Black Mountain Ranches**

## **Architectural Submittal Requirements**

Please submit an electronic copy of the following information by e-mail to any member of the Black Mountain Ranches Association Board:

- Architectural/Construction Drawings (same as submitted to Park County) including South, North, East and West facing elevations and any special construction details. Please make sure that the building height, as measured from the uphill side of the structure, is clearly indicated.
- Proposed building siding and roof material and color
- Plot or Site Plan with proposed building location noted, which has been approved by the County Planning Department (this is the same requirement as the County)
- Property setbacks measured and noted on plan (note that our Association requires 100 foot minimum setbacks from property lines, which is twice as large as County setback requirements)
- Copy of Approved Building Permit from Park County (if required)