

**Black Mountain Ranch Homeowners Association
Board Meeting Held on November 18, 2012**

Attendees: Bill Fox, Steve Coates, Greg Rossman, Joan Rowe and Suellyn Nutt
Bill Fox, Association President called the meeting to order

OLD BUSINESS

- Officer's Report: Joan submitted financials and a brief discussion took place regarding movement of money from the association checking account. Steve Coates recommended moving 25K into a 6 month CD. This will be completed in two phases over the next 3 months.
- Road Work: The board discussed inspecting the culverts on lower Black Mountain Rd again. The owner of Lot 61 did not respond to the previous request to install a culvert for drainage purposes. We will attempt to contact again. The board also recommends inspecting the culverts on Lynch Creek. The board has decided to complete a large amount of road work after the spring inspection as preventive maintenance.
- Locking of Gates: The board will purchase 8 locks all with the same combination to be used on the association gates. As was discussed in August, there must be a majority rule of property owners on a given roadway BEFORE a lock will be installed. The timeframe for installation is January 2013 for the new locks to be added to the gates that already have locks. All other locks that are currently on those gates MUST be removed by June 2013 or they will be cut off. To provide access to contractors and other non owners, a temporary lock must be installed by the owner needing non-owners to have access. This lock should then be removed when the need for non-owner access has ended. All Association locks will have "2009" as the combination, which is the same as the existing combination on Cave Creek Road. This can be changed in the future if needed.
- Property Addresses: Discussion was had regarding the posting of property addresses on all association gates to aid in emergency response efforts. Further research is needed to determine that all lots have actual recorded addresses with Park County. The Board WILL NOT post addresses on individual private property gates or driveways. That will be the owners' responsibility.

NEW BUSINESS

- Discussion took place with regards to purchasing Board Member or Officer Liability Insurance for the board. Greg Rossman volunteered to look into this and obtain quotes.
- Potential changes to the Architectural Control process began initial discussion. Discussion centered on refining the bylaws to make them more specific and stringent. Would like a BMR owner, who is an attorney to review the documents pro bono. Any volunteers?

- The board discussed the current ACC submittals and the possibility of enforcement and penalty for owners who begin construction without approval and/or building permit. Further discussion needed.

- The schedule for 2013 HOA Board meetings was established as follows:

Meeting Dates: **February 21,**
 May 16,
 November 14

Meeting Location: **The Old Capital Grill**
 1122 Washington Avenue
 Golden, CO 80401 (303) 279-6390

Meeting Time: **6:00-7:30**

Annual Picnic: **August 17**
 Location is yet to be determined

All Black Mountain Ranch property owners are welcome and encouraged to attend the meetings.

- Discussion also took place regarding a property owners' liability related to trespassing. The general understanding seem to be: If a trespassing party is injured on your land, they must prove that the landowner was negligent in some way. However, if the landowner is aware of a hazard, it should be identified and marked accordingly, as this could be considered negligent.
- No additional new business was brought forth.