

## **August 19, 2017 Black Mountain Ranches Owners' Annual Meeting**

**Attendees:** J & W Illig, M Myers, B & K Fox, B Osborne, C. Steinmetz, L McVickers, S & C Morse, J & B Scales, J & E & D Rodgers, J Simpson, G & P Adkins, S Nutt, P & K VanArsdale, B & S Lepine, M & D Powell, A Brenner, David Caprera, A & E Downs, D & P Brundage, D & S Warner

**Board Members:** John Myers, John Simpson, Cheryl Holub, and Barbara Ray

The Annual Meeting was called to order by President, John Myers.

Attending owners and proxies were verified.

**Opening Remarks – John Myers** He introduced the present board and commented on their contributions to the association. He also recognized Craig Steinmetz, Architecture Committee member, and active supporter of the association since 1984. Lon Sears with help on road and culvert group, Suellyn Nutt, and her years as board secretary. And a special recognition for Bill Fox for all he had accomplished in his 10 + years on the board. He went on to list what has been done in the past year for the BMR's association:

Liability Insurance, New Bookkeeping Company, KC & Associates LLC, New Bank, BMR's Vanguard investment is doing well, BMR logo and 2 sets of new signs installed at each association gates, rehabbing old signs, the new Resolution and Guidelines to clarify Bylaws and Covenants are now POSTED ON THE BMR WEBSITE, establish road, culvert, and weed control crews, adopted fence and gate guidelines, started a Facebook page, and updated the Web Site for BMR's. Anne Brenner was asked to explain the website and how to access it, (bmr and snowdrift). She will continue to update the website as needed.

**Treasurers Report:** John Myers reported on how well all the members are paying their dues on time. The complete financials for May, June, and July are attached.

**Road Report:** The board has contracted a company out of Hartsel, Maverick Excavating, for our roadwork to begin end of August. John M. announced at the meeting that there would be a major change in how the board would deal with the roads. There would be the usual maintenance of each road based on the Road Crew's evaluation in June. Then one road per year would receive major upgrading. The next year another BMR road would receive upgrading while all others are continued to be maintained and so on. The complete Road Report is attached.

**Election of New Board Members (3):** John Myers spoke on behalf of Beth Boaz for the 2 year position and her qualifications. He then spoke about himself and why he wanted to seek reelection. Lisa McVickers spoke for Cheryl and her contributions and reasons for her reelection. Barbara Ray spoke up for Tom McGraw, who was seeking one of the 3 year positions. All were then encouraged to vote and Peter

VanArsdale and Brendan Osborne were asked to count the votes. The results were: Beth Boaz 2 years, John and Cheryl reelected to the 3 years term. We now have a 5 member board once again. The new board elected to have John remain as President,, Cheryl as Vice President, Beth Boaz as Treasurer.

**New Business:** Bryn LePine brought up the issue of trespassers and how our signs resemble the colors used by the Forest Service. Is there a solution that the board could come up with, ie paint signs or buy new ones? This will be put on the agenda for the November meeting.

The meeting was adjourned and all were looking forward to the Stew competition. The winners of the stew contest were: Traditional Overall; Barb Scales (Jim & Brenda Scales), Unique combo, David Caprera; Unique combo, John Myers.

Door prize winner was Ed Rodgers. In addition, our new logo tee shirts were awarded to our new owners as a “door prize”.

The owners, once again enjoyed the delicious “ice cream sundae bar” that Cheryl puts together with all the fixings. Her hosting this yearly event is most appreciated.

Thanks to all the 38 owner families who attended. It was another wonderful turnout and a great show for the support of our BMR’s community.

Respectfully submitted: Barbara J. Ray, BMR Secretary