

**Black Mountain Ranches Owners Association  
Board Meeting – August 16, 2014**

Attendees:

**Property Owners:** Ray, Boaz, Holub, Mullen, Pepper, Nutt, Fox, McVicker, Steinmetz, Ingraham, Scales, Adkins, Warner, Rossman, McCracken and Sartin

**Board Members:** Bill Fox, Heidi Pepper, Suellen Nutt

**ACC Members:** Craig Steinmetz

**HOA Bookkeeper:** Joan Rowe

- Welcome and Introductions
- Thank you to Cheryl & Scott Holub for once again hosting the picnic
- **Treasurers Report:**
- Joan Rowe reviewed the status of the financials. A copy is included in the minutes. There are higher expenses due to the road maintenance/repairs that we completed on Cave Creek this year. Not all dues have been collected, so the revenue figure is subject to that addition.
- **Road Report:**
- Discussion was held regarding Cave Creek Road maintenance. The Board approved funds, this year, for the needed maintenance on the initial entry to Cave Creek. This work has been completed.
- As part of this Cave Creek Road conversation a number of claims and statements were made regarding historic road maintenance on Cave Creek Road. Because road maintenance is an important and sensitive issue to all owners, a more detailed review of this issue is attached to these minutes.
- A quote has also been received to completely regrade, pull ditches and crown all the roads in the association. This work will begin this fall.
- A request was made that the Board incorporate the road maintenance records into the minutes. That spreadsheet is updated and attached.
- A request was made to establish volunteers to assess, at a minimum, the road they access, and let the Board know of any problems. The commitment would be 2 “road rides” per year. The listing of names for these individuals is at the end of the minutes.
- A request was made to create an annual maintenance plan for all roads. The Board has begun this process. After all the roads are complete next spring, this will be an ongoing maintenance issue.
- **ACC Members:**
- Craig Steinmetz volunteered last year to lead an ACC review team. The Board solicited additional members this year to assist Craig. The listing of names and e-mails address for these individuals is at the end of the minutes. Thank you to all who have agreed to participate,
- **ACC Review:**
- Please remember to submit plans to the ACC for any construction you may be undertaking.
- The HOA guidelines are different than Park County. Please be sure to have ACC approval PRIOR to Park County review and issuance of building permit.
- **Open Gate Issue:**
- Status of Gates was discussed. There are currently HOA locks on Cave Creek, Twelve Mile Ct, and Lynch Creek Ct. The combination for all HOA locks is 2015. (current year +1). If additional owners would like to lock the common gates, there must be agreement of 50% of the owners on the road.
- **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 (anyone outside of the owner’s immediate family), an owner must accompany them to fish.
- **New Board Members:** There are two (2) open seats. After nominating and voting, John Myers and Cheryl Holub were elected to fill these positions. Thank you for committing your time. That said, we would also like to thank Steve Coates and Russell West for the time and energy they have given us the past years. You guys will be missed.

- **Other Items:**

- Concerns were raised regarding the posting of addresses at each gate. Some owners would prefer this not be completed. If an owner does NOT want their address posted, please inform the Board. But ultimately, it is up to interested owners to ensure a valid address exists for their lot, and to work with the Board to procure the appropriate sign.
- It was recommended that owners contact North West Fire to obtain Green and White reflective address signs to post at their driveway. They are \$10 each.
- Some owners expressed that they are not satisfied with the timeliness of Board response to inquiries. To help eliminate this, please send your e-mail to ALL board members. Their names and e-mail addresses are listed at the end of the minutes

Road Committee: (in addition to the Board)

Mike Ingraham, Jim & Brenda Scales, Greg & Pat Adkins, Craig Steinmetz, Cindy & Dan Mullen

ACC:

Craig Steinmetz – [Craig@imagebuilderscolorado.com](mailto:Craig@imagebuilderscolorado.com)

Duaine Warner – [wy2windy@q.com](mailto:wy2windy@q.com)

Mike Ingraham – [fishingingraham@msn.com](mailto:fishingingraham@msn.com)

Barbara Ray – [brbobalink@msn.com](mailto:brbobalink@msn.com)

Board:

Bill Fox – [fox@foxtuttle.com](mailto:fox@foxtuttle.com)

Suellyn Nutt – [SMN1026@msn.com](mailto:SMN1026@msn.com)

Heidi Pepper – [Heidi@thepeppers.com](mailto:Heidi@thepeppers.com)

Cheryl Holub – [Cholub57@gmail.com](mailto:Cholub57@gmail.com)

John Myers – [johnamyers2@msn.com](mailto:johnamyers2@msn.com)

The next scheduled meeting of the Board is, Thursday, November 20, 2014 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