

Black Mountain Ranch Homeowners Association
Board Meeting Held on February 19, 2015

Attendees: Bill Fox, Heidi Pepper, John Myer, Craig Steinmetz, Joan Rowe and Suellyn Nutt

- **Treasurer's Report:** Joan submitted financials for year end 2014. A copy of which is included in these minutes. There is a negative net income at year end 2014 due to considerable road maintenance expenses. John Myer will research and present an investment strategy at the May/June meeting.
- **Locking of Gates:** Currently the locks are being used on Cave Creek, Lynch Creek and 12 Mile Court. The combinations have been changed for the association locks. The combination will be the current year plus one (ie: for calendar year 2015 the combination will be 2016). All current locks have been labeled with an orange tag designating they are Association locks.
- **Liability Insurance:** The Board is currently getting quotes from various agents for our insurance needs.
- **Road Maintenance:** Discussion was regarding the ongoing road maintenance protocol. It was suggested that a landowner from each BMR road volunteer to be the "Road Captain". That person would be responsible for coordinating with all the other property owners to perform maintenance on the culverts as needed each year. The initial stage is to identify and mark all culverts. The volunteer would also be responsible for letting the Board know of any road issues that require attention. The Board and the existing Road volunteers will be performing a road survey in May/June. Included in the minutes is the Road Maintenance protocol proposal.
- **ACC:** There have not been any further developments in the review and possible revision of the ACC Bylaws and Covenants. The Board would like to have the wording clarified/simplified. As this till take a vote of all members, input would be greatly appreciated. The Board has been informed that there are a few owners who are not required to adhere to the ACC guidelines. We are making every attempt to identify and confirm who these owners are.
- **Happy Retirement to Joan Rowe!** Joan will be leaving us the end of February. The Board is researching a new bookkeeper/administrative person. In the short term, all financial information will be handled by John Myers and all administrative duties will be handled by Suellyn Nutt.
- **Next Meeting:** The next meeting of the Board will be held on Saturday, May 30, 2015 beginning at 9:00am (assuming that road conditions are such that an inspection can be completed, else a later date may be selected). It will be at Cheryl Holub's home at 4309 CR5. There will be a short business meeting prior to the Board and Road volunteers completing the annual Road Survey. Please confirm if you would like to attend.

- **Committee Members**

Road Committee: (in addition to the Board)

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

ACC:

Craig Steinmetz – Craig@imagebuilderscolorado.com

Duaine Warner – wy2windy@gmail.com

Mike Ingraham – fishingingraham@msn.com

Barbara Ray – brbobalink@msn.com

Board:

Bill Fox – fox@foxtuttle.com

Suellyn Nutt – SMN1026@msn.com

Heidi Pepper – Heidi@the-peppers.com

Cheryl Holub – Cholub57@gmail.com

John Myers – johnmyers2@msn.com

- The Board is continually asked to provide snow removal contractor information. While the Board will not/does not recommend any contractor, below is a list of snow removal companies/

- Advantage Excavating and Construction, Dustin Ballard, [719-836-0721](tel:719-836-0721). \$150 per hour. Plows the London Mine. Make payment arrangements
- Armstrong Excavation Services, Peter Feyereisen, [719-836-2868](tel:719-836-2868). Make payment arrangements
- Bob Narozanick Excavating, Bob Narozanick, [719-836-3143](tel:719-836-3143). \$120 per hour. AKA “Back Hoe Bob”. Make Payment arrangements
- M&M Enterprises, Marvin Mundt, [719-836-2819](tel:719-836-2819). \$100 per trip includes 1 hour of plowing then \$90 per additional hour. Make payment arrangements

- Additional Attachments

Statement of Income & Expense

Architectural Submittal Requirements

Road Maintenance Protocol draft

Respectively Submitted by : Suellyn Nutt on February 23, 2015