

# Black Mountain Ranches Owners Association

Board Meeting Minutes – November 20, 2019

5:30 – 7:30 PM MST

## Attendance:

Name	Role
John Simpson	Board President
Cheryl Holub	Board Vice President
Lon Sears	Board Treasurer
Beth Boaz	Board Secretary
John Myers	Board Member
Bill Fox	Architectural Control Committee Member
Donna Carr	Architectural Control Committee Member
Jan Shroy	Owner, Lots 17 & 22
Olin Hoover	Owner, Lot 21
Tom McGraw	Owner, Lot 9

Meeting was called to order by President, John Simpson, who welcomed all attendees.

Non-Board Member Owners were invited to present any opening comments, but all opted to hold their comments until items came up on the agenda

## Old Business:

Treasurer Lon Sears summarized the end of October financial report, which will be posted to the website after the Board has had a chance to review it. Main points included:

- \$8,000 was transferred from the Reserve Account to the Operating Account to allow roadwork to begin before 2019 payments were received. In setting the budgets for 2020 and beyond, the Board should consider whether that should be returned to the Reserve Account.

- There are currently about \$2,000 in accounts receivable from unpaid Member Assessments and Fees
- Jan Shroy reported that they had to contact KC & Associates to have their payment correctly credited. Lon will check with Tina at KC for any other potential book-keeping errors

Road Report prepared by Cheryl and Scott Holub was discussed:

- John Myers reported on the temporary repair he made to the damaged and hazardous culvert on Cave Creek Road. This area should be given a top priority for permanent repair next year.
- Donna Carr recommended that another top priority be given to the portion of lower Black Mountain Road, which was not completed this year due to a lack of funds.
- Tom McGraw reported that the area at his driveway is in passable shape now, but – according to Jay Hutchison of Maverick – will probably be rutted before the end of winter. Cheryl will coordinate a site visit to include Maverick, Tom McGraw, herself, and other Board members who are available. They will determine whether there are temporary measures that should be taken now to minimize the damage, keep the road passable and reduce the repairs required next spring.
- Olin Hoover raised the issue of the road maintenance impacts of providing year-round access for the increasing number of permanent residents.
- Jan Shroy and Olin Hoover requested that invoices from Maverick for this and previous years be posted to the website.

John Myers reported that more than half of the owners have logged into the website.

- Beth Boaz will send a message to all owners encouraging them to update their information on the site, and to opt in or out of having their email address and phone number available to other owners.

### **New Business:**

President Simpson and Treasurer Sears will draft the 2020 budget for discussion at the February Board Call

2020 calendar:

- Next Board Call – February 19
- Board Meeting and Workday – June 13 (subject to change if there is still too much snow)
- Annual Meeting – August 15
- The “Bad Fence” Day will be a volunteer, non-Board activity, organized by Lon Sears. Lon will canvas owners for suggested fences to remove and will propose a date and location for the 2020 event.

- Donna Carr pointed out that fence removal may result in additional “No Trespassing” signs being required. Owners are encouraged to use the official BMR signs, which are available for purchase from the Board.

There is currently no training/resource package provided to new members of the Architectural Control Committee to explain their duties and the governing documents.

- The Board will draft a package for review at the February meeting.

The signage at Black Mountain Road and CR 5 is currently confusing and makes it difficult for delivery/service people to find homes

- The difficulty is increased by the County revising the assigned addresses to make them consistent with GPS results
- Cheryl Holub will take the lead in contacting the County about the addresses and the possibility of labelling “Upper Black Mountain Road”.
- Cheryl will lay the groundwork for having clearer signage installed next spring, possibly including the range of address numbers accessed by each road segment.

The Board has noted that multiple Recreational Vehicles/Campers and an abandoned vehicle are located on Lot 4.

- Tom McGraw reported that Park County Code Enforcement has contacted the owner
- The BMR Board will also send a letter, citing section 6 “Nuisances” and section 17 “Recreational Vehicles and Campers” of the Covenants
- Board members noted that the BMR board has very little leverage with people who have multiple RV’s on their properties. Unlicensed road vehicles are a violation of the Covenants.
- Park County Zoning and Code Enforcement has ordinances in place and will be more likely to have an impact.

The Board Guidelines to Declaration of Covenants and Bylaws is scheduled for revision in February 2020. Items for possible discussion include:

- Current guidance on recreational vehicles and on what constitutes a “nuisance”
- Policy on commercial enterprises
- Organization and operation of the Architectural control committee
- Requirement for driveway culverts
- Clarification of road maintenance protocols

Bill Fox generously offered to help draft the revisions. His involvement with the existing Guidelines will be valuable in drafting any revisions.

Tom McGraw notified the Board that in his role as Park County Sherriff he is working with Winding River Ranches to clarify the status of a Bureau of Land Management lease on Black Mountain. The purpose of his notice to the Board was to let us know that Winding River Ranches wants to enforce a no trespassing rule on the area of the lease. He will keep the BMR Board apprised of his findings.

**Next Meeting – February 19 – Details will be sent to all Owners**

Minutes prepared by Beth Boaz, Secretary, December 1, 2019

Approved by BMR Board, December 13, 2019