**Black Mountain Ranches Board of Directors Meeting**

**2/7/2019**

**By Phone Conference**

1. **Attendance:**
* Board Members: John Myers, Cheryl Holub, Lon Sears, Beth Boaz, John Simpson
* ACC: Bill Fox
* No other visitors
1. **Old Business**
	1. Treasurers Report, BMR Budget, Lon Sears
		1. Board reviewed December – January financial reports (attached)
		2. Board reviewed and approved the budget (see website for details)
		3. Board voted to approve John M’s expenses for the website, signs and decals
	2. Road Update, Cheryl Holub and John Myers (see website for details)
		1. Winter snowpack and mud season; please stay off the roads if you can
		2. If plowing BMR roads, please use feet on blade to avoid scraping off road base
		3. Old big signs for Black Mountain Ranches are refurbished and ready for use
		4. New gate signs are all installed, and locks are set to new code
	3. Review of BMR Guidelines.
		1. Board discussed and edited the document (see website for revised document)
2. **New Business:**
3. New BMR Website is up.
	* 1. Suggestions included:
			1. Make it easier to find the lot lines
			2. Encourage owners to sign in and provide information under “My Account” (Step-by-step instructions are attached)

c. Review of Fencing Guidelines: revised version is posted on the website

1. Review of Fishing Guidelines: revised version is posted on the website
2. Review of ACC submittal requirements
	1. The requirements were revised in accordance with the criteria below:
		1. Succinct guidelines are more likely to be used
		2. Specific requirements should not be duplicated in more than one document
		3. Documents should cross-reference each other
3. **July 20: Clean up Bad Fencing**
* Lon to contact RMEF, Parks & Wildlife, Forest Service, and BLM for information and support, including liability concerns.
* John M. & Lon to look for potential fence to be removed
* Cheryl and Beth to work on publicizing – have participants sign up on Facebook
* BMR owners are asked to suggest fences to be removed
1. **Annual Meeting will be a Fiesta and pie contest on August 17**
2. **Next Meeting: June 15, 9am at Myers place** (652 Cave Creek Road)**, followed by work day:**
	1. We are seeking volunteers who can help get the work done:
* Who is available and would like to be on which crew (weeds, roads, etc.)?
	+ Other BMR owners are invited to help
	+ New volunteers receive T-shirts
	+ Invited Jason Goodman, Andrew Suedkamp, Troy Anderson, Dan Miller.

Respectfully submitted,

Beth Boaz, Secretary