

**Raspberry Mountain Ranch (RMR) Property Owners' Association (POA)**

**Board of Directors Meeting – FINAL**

**La Veta, CO**

Date: August 25, 2012

Time: Noon-2:00 PM

Place: Fuller Western Real Estate Office, La Veta, CO 81055

**Board Members Present:**

JH Jeff Hanko #22, President

EK Ed Kirkland #17, Vice President

DB Doreen Baumann #24, Treasurer

FS Fran Sanden #6, Secretary

WC Windell Cannon #12, CRE Liaison

TB Tom Bettis, #5

**Board Members Absent:**

DN Dick Newsom #31

CC Craig Clark, #3, Ranch Management Committee

**Members Attending:** Stu Baumann (SB) #24, Gina Roberta (GR) #22

1. **Call to Order:** The meeting was called to order at 12:05 PM by President, Jeff Hanko. A quorum was established.

2. **Approval of 5/05/12 BoD Meeting Minutes** – Pending correction of two typographical errors, the minutes of the May 5<sup>th</sup> meeting were approved following a motion by DB with a second by WC. All voted in favor. **Motion** carried. **ACTION ITEM**

3. **General Comments:**

**President** – JH reported that he has drafted a letter to Joy Smith's attorney (Dufford) regarding the emergency easement through her property. (See attached letter.) EK suggested we file the letter with the County as an attachment to an affidavit contesting the vacation of the easement. EK said that he would file the document with the country. **ACTION ITEM**

**Vice President** – No comments

**Secretary** – FS noted that this past week she filed the annual periodic report for RMR with the Colorado Secretary of State's office. Additionally, she reported that she ordered checks for the CRE/RMR Special Fund. Once they arrived she will have the Special Fund reimburse her for the +/- \$42 expenditure.

**Treasurer** – DB reported that:

- a. She will look into obtaining medical insurance for Stu Baumann when he is operating the grader.
- b. CRE & RMR need to sign a cattle lease with Roger Schalla for the 18+/- acre “common area” on which, in addition to RMR & CRE property, the cattle graze. This will reduce our taxes considerably. It was suggested that we sign a five year lease with Roger at \$1.00/year. Five years was chosen because that lease will expire in tandem with the grazing lease for the rest of the property. **ACTION ITEM**
- c. Regarding cattle leases, EK reported that Dwight Harrison has his own cattle lease with Roger Schalla.
- d. We received (in the RMR POB 392) a refund check from San Isabel Electric for \$491.15. FS deposited the check into the CRE/RMR Special Fund.
- e. Edmondson, Black, Harrison and Behernds are in arrears on their association fees. The Board decided that RMR should enforce the covenants which state that after a 30 day delinquency, RMR can charge a \$50/month + 18% interest delinquency fee per parcel. Additionally, the fees are retroactive to the date of first delinquency. DB will send certified letters to each of the four property owners in arrears advising them of this and asking them to pay their bills. Should RMR receive the back due amounts within 30 days of receipt of the letter, RMR will consider discounting their bill.
- f. We should keep the annual association fee at \$650/parcel. The Board was in agreement and the decision will be presented to the membership for approval at the annual meeting.

**4. Committee Chair Reports:**

***Architectural Review Committee Chair (DN) –***

DB & SB presented plans and asked the Board for approval to build a pole barn to store hay. The barn will be built behind their house and will not be visible from the road. They have already received County approval. JH made a motion to approve the building. FS seconded. All voted in favor. **Motion carried.** Further, the Baumanns presented modifications to the plans. WC motioned that we accept the modifications; EK seconded. All voted in favor. **Motion carried.**

***Rules Documents Chair –***

All policies & procedures have been filed with the County except those with outstanding issues (e.g., emergency easement). Regarding emergency easements, RMR BoDs needs to:

Resolve the Rilling Canyon (Goemmer) emergency easement issue. The gate at Hwy 12 is locked with a combination lock, making it impossible for RMR property owners to get out in case of emergency without the combination. The Goemmers have not provided us with the combination. According to EK, Colleen Millard could grant us an easement and, presumably, give us the combination. We might need to involve Gary Hannisch, RMR attorney, to resolve this matter. **ACTION ITEM**

***Ranch Management Committee Chairs (CC & SB) –***

- a. SB reported that four roads were sprayed by Huerfano Weed Control using DuPont Escort XP Herbicide and Gly Star Plus.

- b. Whether to spray for weeds this fall versus next spring was discussed. The Board decided that SB would spot spray this fall and apply a pre-emergent weed killer in March 2013.
- c. DB suggested that we buy a DR trimmer/mower. The price would be +/- \$900. The Board decided to put the purchase off until the spring of 2013.
- d. SB notified the Board that the propane-driven backup generator at the front gate was leaking oil. FS will mention it to Lance Freeman, CRE VP. EK suggested we get a maintenance contract with Western Power (John Fink, Steve Donner). EK will call them for a repair estimate and discuss a maintenance contract. **ACTION ITEM**

**7. New Business –**

- a. The RMR secretary's term expires this year. The Board asked her (FS) if she was interested in another two year term. She agreed.
- b. The Board considered adopting a policy that a Board member must attend two meetings/year (in person or teleconference) in order to remain on the Board. TB made a motion to adopt such a policy. WC seconded. All voted in favor. **Motion carried.** JH will call DN and ask if he wishes to stay on the Board. **ACTION ITEM**
- c. FS reported that Gary Sanden (RMR #6) and Tom LeBeck (CRE) met USPS mail carrier, Tony, at the mailboxes recently and installed two new parcel locks (3P & 6P).
- d. The Board decided to have another workday on Sunday, October 7<sup>th</sup>, the day following the annual meeting, noting that the gate garden needs fertilizing and reseeding. FS will include the workday announcement in the letter announcing the annual meeting. It was suggested that CRE property owners be invited as well. In addition, it was decided to have annual spring and late summer/fall workdays which will include putting up and taking down the snow fencing, if OK with the Cantrells and CRE. **ACTION ITEM**
- e. It was noted that the inside of the code box at the front gate is filthy and needs cleaning. **ACTION ITEM**
- f. DB suggested that we install solar lights at the front gate, one next to the code box and the other across the drive at the complimentary pillar. **ACTION ITEM**
- g. The Board thanked JH for having the road signs made and EK for use of the Fuller Western office for our Board meetings.
- h. DB noted the thank you note and photo from Colleen Millard and her family for the installation of a bench at the Francisco Fort Museum in La Veta in memory of Bob Millard.

**8. Next Meeting –** October 6, 2012 after the annual RMR POA membership meeting, Fuller Western Real Estate office, La Veta.

**Adjournment –** The meeting was adjourned at 2:05 PM.

Respectfully submitted this date 8<sup>th</sup> day of September 2012

by \_\_\_\_\_

Fran Sanden, RMR Secretary