

CUCHARA PASS RANCH PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
JULY 6th, 2013 at 10:00 A.M.
MINUTES

*Board Members: Fay Beckstead, Jim Baker, Jack McGowan, Carol Gordon & Pam Geyer, Bill Watson & Jim Gresham
Management – Spanish Peaks Management – Marge Thomsen*

- I. Call to order- Fay Beckstead called the meeting to order at 10:00 A.M.
- II. Proof of Notice- Marge Thomsen gave proof of notice dated May 30th, 2013
- III. Introduction and Roll Call- Baker #1-12, Beckstead #1-4, Davault #1-1, Elmore #1-8, Floyd #1-6, Gerson #2-15, M. Gordon #2-23, L. Gordon #2-20, Hays #2-26, Himmertzheim #2-17, McGowan #2-25, Meurer #3-27, Nance Goodstein Trust #2-21, C. Schlosser #3-29, Schlosser/Geyer #2-16, Villines #2-24, Watson #2-14 & #3-30, along with Marge Thomsen of Spanish Peaks Management.
- IV. Determination of Quorum - With 18 lots present and 13 represented by proxy a quorum was established.
- V. Approval of 2011 Minutes - ***Jack McGowan motioned to accept the minutes as presented, Leann Watson seconded. No opposed, motion passed.***
- VI. Old Business
 - a. Fire Prevention Update - Jim Baker told everyone that Lloyd Holliman is a Type III Incident Commander and worked hard to make sure the East Peak fire didn't come through the saddle to the Cuchara Pass Ranch. The current fire ban is Stage I which bans any outside fires and banning the use of chain saws or other equipment without a spark arrester. All work must stop by 4 pm and stay an additional hour. Jack McGowan gave the board a 'Saving Your Forest' binder that Marge will hold on to. Jim Baker told all that the Stonewall Fire Dept is working on a CWPP and grants but it could take up to a year and they also have a mapping program which they figured is about 85% accurate with all the different addresses listed. Ck Morey reviewed the various grants available to the Fire Districts. After a member asked what could be done about dead fall since most are not here in the winter to burn it and there are fire bans in the summer, CK thought they could work out something with the Fire District to burn them for a fee. He had several handouts for fire protection. When a member asked about propane tanks CK said they can with stand high heats but if they do fail it would be at the ends so keep away from your home and mitigate around it. Insurance will be a factor in fire mitigation either denying coverage or having higher rates. He also gave an update on the spruce beetle problem. The affected trees at Blue and Bear Lake have been removed. He discussed the bark beetles (includes all beetles) cycle. You can spray trees but it is costly and should concentrate on the ones most important to you. The spruce bud worm has also affected many trees in the area. Marge informed everyone that a local company, H&H Forestry (Tyler & Nace Huff), have purchased a machine (a Masticator) that takes trees out in minutes and mulches them along with stuff on the ground that will help with Fire Mitigation. They also do fencing and provided business cards for both. At the conclusion of the meeting he demonstrated the Thermal Gel that can be sprayed on homes to help keep the fire off. Many home owners purchased a case. He can be contacted at 742-3588.
 - b. Road Committee Report - Jim Baker had the Robinsons grade the roads. The Association can't do any work on the county roads or they are liable. Jeanne Meurer mentioned that the road to

Phase III is muddy and could use some gravel. Jim will talk with Robinsons to see what can be done.

- c. Bylaws/Covenants - Fay explained to the members that the original Covenants stated the annual dues were not to exceed \$295.00 in order to be exempt from complying with the CCIOA. This amount did not cover the Association needs and was exceeded therefore the Covenants needed to be updated to comply. The majority approval provision was also clarified to state a majority means a majority of the tracts, rather than two separate majorities of the tracts in each of the counties. The written consent form for each county was passed around for signatures. An approval form will be mailed to owners not present. Members cannot vote their proxies. After this is complete and filed with the counties the board will be updating the Bylaws.
- d. Other - None

VII. New Business

- a. Current Financials - Fay explained that the fiscal year change could not be done until this year due to having to get approval from the IRS without a large penalty. Marge stated that the Annual dues billed for Jan-Sept are correct and the taxes will be filed as of Sept 30th and the new fiscal year will begin then. The budgets were adjusted to reflect this. Gordon Beckstead asked about the difference in dues on the P&L. This is because the 2013 dues were billed in Oct 2012 and a large majority of members paid in 2012 increasing the year end income.
- b. 2013-2014 Budget - After review ***Carol Gordon motioned to accept the Oct 1st, 2013-Sept 3^{0th}, 2014 Budget. Jeanne Meurer seconded, no opposed motion passes.***
- c. Snow Removal Contract - Jim Baker didn't think the rates would change and everyone seems to be happy with the Robinson's work. ***Gordon Beckstead motioned to allow the Board to approval the new contract, Jack McGowan seconded. No opposed, motion passes.***
- d. Election of Board Members - Two members, Fay & Jack, are coming up for election. Jack will be stepping down and Fay is willing to stay on. ***Fay asked for volunteers to which Leann Watson motioned to retain Fay as president, Pat Baker seconded. No opposed, motion passes. Pat Baker nominated Tim Hommertzheim, Judy McGowan seconded. He agreed and was approved by acclamation.***
- e. Other - Fay explained that trash is only picked up monthly in the winter. Marge stated that due problems with them being too full in June she would like to start the every other week pick up the first of May instead of June to which all agreed. Fay reminded everyone to break down boxes and re lock them when they are done. The two medical defibrators are located are the Bakers in the cooler on the deck and at Jeanne Meurer's house. Marge will add this information to the website. Jeanne told everyone to put the Thermal Gel foam on their front porches in case of fire so the fire dept can find and use it. Fay told everyone that the Legislation handout covered new laws for 2013. Marge stated that one of them was going to require her to be licensed by July 2015 but all the information on this is yet to be set by the State. Steve Gerson would like owners and guest to have permission before going on someone else property. Fay encouraged everyone to get to know their neighbors and work it out with them.

VIII. Date of Next Meeting - July 5th, 2014 at 10:00 a.m. following the breakfast at 9:00 a.m. by Pam Geyer
Vonnie Gerson.

IX. Adjournment - Meeting adjourned at 11:35 a.m.

