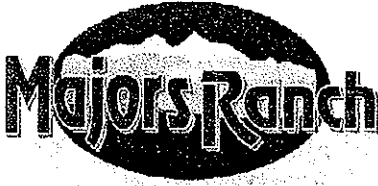


2013-14 MRPOA Board Report (dtd as of Aug 16, 2014)

Purpose is to notify membership (in addition to the newsletters and emails previously provided) highlights of the past 2013-14 year. Request details to: sbr1491@gmail.com or Doug Fry at 303-513-2029).

- Single Snow plow required and utilized Chaparral Plowing (just before Thanksgiving and required some county road plowing)
 - o Contract made with Weber Plowing to improve plowing cost and priority
 - o Some residents will utilize plowing at same rate and be billed separately.
- Resigned Board member position was filled by Dave Suchie to complete the term of the resigning Board member.
- Nearly all MRPOA roads were graded, some road gravel was added to Stonewall and a new culvert was installed on Williams road.
- Cattle grazing with Stan White was continued on MRPOA and managed by the cattle manager (Leland Bourne).
- Fire Wise (FW) event held with GREAT attendance by contractors and MRPOA.
 - o FW will continue and plan is to increase execution of recommendations
 - o A Community Wildfire Protection Plan (CWPP) is being developed within MRPOA in order to prepare a more comprehensive overview of the wildfire threat and a mitigation/evacuation plan to address that threat
- Signs were approved, purchased and installation began, Aug 10, on MRPOA roads to help reduce unauthorized personnel and traffic on MRPOA roads.
- New full-time residents moved into Majors Ranch (MR).
- **Black Hills Fire** was 1.3 acres and took 17 people, a bulldozer, Fire Trucks and 8 hours to extinguish (site revisited 3 additional times to ensure it was out). Caused buy a random lightning strike; which, under the wrong conditions, could have escalated into a very serious fire that would have threatened homes and residents.
 - o Spruce Trees killed by insects continue to increase **fire threat** on Silver Mountain.
 - o Photo of lightning struck tree →
- Heavier and more frequent rains, along with cooler temperatures were enjoyed this Spring/Summer across most of MR. Due to heavy rains, additional road work was required on 520.1.
- MyFamily website was discontinued by provisioning company. Only the Majors Ranch website currently exists and is being considered as the official website.
- MRPOA suffered the loss of a member (Joan Hickland passed away in 2013 and will be missed.)
- New bookkeeper was hired, but the position remains unstable due to current hire wanting to turn responsibilities to more qualified individual among MRPOA or citizen who lives nearby.
 - o Quick Books is utilized and software was updated to meet needs.
- MRPOA Annual Meeting moved to Sept 27 and to La Veta Community Center
- First Survey of the MRPOA membership completed in 2013 (34 of 166 surveys sent were received which represents 46 or the 187 lots in Majors Ranch)





Majors Ranch Property Owners Association

"Representing the interests of the property owners on Majors Ranch, protecting ranch infrastructure, and supporting the wellness of our community."

August 18, 2014

Dear Property Owner,

Re: Annual Meeting, ~~September 27~~, 2014

It is time again for the Majors Ranch Property Owner's Association Annual Meeting. The meeting will be held Saturday, September 27, 2014. The meeting will begin at 11:00 a.m. at the **La Veta Community Center, 127 Ryus Ave., (just East of Post Office), in La Veta, CO.** Check-in will begin at 10:00 a.m., meeting starts 11:00 a.m.

Directly following the annual meeting, there will be an Association Potluck in the building. Please bring table service and a covered dish to share. The Association will provide coffee and tea.

Three open Board positions are available; they will be elected at the Annual Meeting. Proxy is enclosed if you are unable to attend the meeting (please assign to someone). Assign proxy by completing form and mail: MRPOA, POB 227, Walsenburg, CO 81089-0227 or email to: gabsview@gmail.com.

After the potluck, the current Board members will be meeting with the new Board members to transfer responsibilities and hold their first Directors meeting. The next directors meeting will be announced at a later date and will be held at the Walsenburg Community Center in Walsenburg or new location, TBD.

Enclosed is a report from your Board of Directors, a meeting agenda, voting proxy and survey (survey can be completed online by requesting from Board President Doug Fry—sbr1491@gmail.com). Please take time to complete voting proxy, just sign and return if you are unable to attend the meeting.

Please make plans to attend this year's meeting and **bring this package to the meeting.** Let's meet our neighbors and enjoy a potluck.

Sincerely,



Majors Ranch Property Owners Association
Board of Directors



Majors Ranch Property Owner's Association

2014 Annual Meeting Agenda

La Veta Community Center 127 Ryus Ave, La Veta, CO 81055 (1 block East of Post Office)

September 27, 2014

- Member Registration 10-11 a.m.
 - Collect/Handout Surveys
 - Collect/Count Proxies
 - Call to Order 11 a.m.
 - Pledge of Allegiance Doug Fry
 - Welcome
 - Motion to Approve Agenda
 - Presidents Report
 - Presentation of Gift
 - Treasurer's Report Joe Malone (Doug Fry)
 - Motion/Vote on Budget 2014-15
 - Grazing Management Report/Plan Leland Bourne
 - Election of Open Board Positions – 3 openings Doug Fry
 - Nominations
 - Use colored paper – write names for 3
 - Motion on Official Communication Channel Doug Fry
 - Motion to Split MRPOA into entities
 - Membership Open Microphone All Members (signed up)
 - Comments/Questions
 - Motions
- NOTE: As before, following Robert's Rules of Order.
- Annual Meeting Adjournment 1 p.m.
 - Potluck for All
 - New Directors Meeting
 - Internal selection of Officers' roles
 - Setting Next Year's Annual Meeting Date –Sept or August
 - Set new MRPOA Board of Directors first meeting date.

Clean-UP after completion of Potluck and Social Time

4:55 PM
08/22/14
Accrual Basis

Majors Ranch POA
Profit & Loss
October 1, 2013 through August 22, 2014

	<u>Oct 1, '13 - Aug 22, 14</u>
Ordinary Income/Expense	
Income	
Finance Charges	658.61
Interest Earned	28.18
Miscellaneous Income	630.00
Operating Dues	4,409.00
Reimbursed Expenses	384.33
Road Maintenance Dues	21,300.00
Total Income	<u>27,410.12</u>
Gross Profit	27,410.12
Expense	
Miscellaneous	200.00
Operating Expenses	
Board Meeting	120.00
Insurance	
General Liability	<u>3,926.00</u>
Total Insurance	3,926.00
Legal & Professional Fees	
Accounting Fees	1,614.37
Legal Fees	<u>200.00</u>
Total Legal & Professional Fees	1,814.37
Membership Meeting	80.00
Postage and Delivery	763.75
Printing and Reproduction	179.30
Program Expense	284.33
Ranch Maintenance - Entry Signs	<u>422.65</u>
Total Operating Expenses	7,590.40
Road Expense	
FireWise	434.33
Road Repair/Maintenance	12,353.00
Snow Removal	<u>1,370.00</u>
Total Road Expense	14,157.33
Uncategorized Expenses	<u>20.01</u>
Total Expense	21,967.74
Net Ordinary Income	<u>5,442.38</u>
Net Income	<u><u>5,442.38</u></u>

MAJORS RANCH POA – BOARD OF DIRECTORS MEETING MINUTES

HUERFANO COUNTY COMMUNITY CENTER, 928 RUSSELL AVE., WALSENBURG, CO

MAY 17, 2014

Board Members Present: Doug Fry, Joe Malone, David Suchie, Beverly Gilroy

Board Members Absent: Dave Wheeler

Guests Present: Ruth and Tom Lentine, Nancy Russell, Diane Preiss, Shelly and David Mitchell, Ruth Capp, Reinald Von Meuers, Al Bielski

10:08 AM The meeting was called to order by President, Doug Fry, followed by the Pledge of Allegiance.

10:10 AM Approval of March 29, 2014 Minutes. Dave Suchie moved to approve minutes. The motion was seconded and carried unanimously.

10:11 AM Roads

Doug Fry

Gate at Big Horn Update: The one thing that the Board per the legal review of our covenants has authority over is the Majors Ranch roads. The gate on Big Horn is still there but it is open. Until the fence gets moved it is going to stay open.

Stonewall Update: Bill Riggins is unwilling for the road to be graded across his property, as it was when Red Creek originally developed Majors Ranch. The main concern in having Stonewall connect to CR520 South of Cynthia's pass is to enable residents on the south side to have a safe evacuation route in the event of a wildfire. Doug has spoken with some of the property owners and they agree with the need to have Stonewall continue on to CR520. There was much discussion from Van Meurs and Ruth Capp about consideration of best escape routes and holding points, but that doesn't resolve the issue of residents South of Cynthia's pass. The next steps include determining the best way to connect Stonewall to 520 via easements of MRPOA property owners or with the Duran family who own property next to MRPOA owners and before reaching Riggins Ranch. Bev Gilroy commented on the requirement of the Fire Wise officials to designate primary and back up escape routes. So, in conjunction with identifying a route to connect Stonewall to 520, we expect to hear from Fire Wise whether it is required as an alternate or primary fire evacuation route.

Culvert on Williams Road and Spring Grading: JB Vallejos of Butte Valley Construction recommended that a culvert be installed on Williams Road at its lowest point to prevent future washouts. He said it would cost \$2,000 to put in the culvert. In addition to this expense is the cost of spring time road grading on an as needed basis. This costs approximately \$400-\$500 per mile. Joe Malone moved to approve the culvert and grading expenses, David Suchie seconded the motion and it passed unanimously.

10:27 AM Treasurer's Report

Joe Malone

Joe reported that as of May 14, 2014 there was \$14,277.58 in the road fund and \$41,415.12 in the general operating fund. Early next week \$19,650.00 of the \$41,415.12 will be transferred to the road fund, reflecting the amount of money collected for the road fund in 2014. This will bring the road fund balance to \$33,927.58 and the operating fund balance to \$21,765.12. The total for delinquent dues is \$10,026.20 and appropriate action is being taken to collect this amount. David Suchie moved to approve Treasurer's Report, the motion was seconded and passed unanimously.

10:33 AM Funds for Firewise Day

Doug Fry

Doug asked for a motion to pay Firewise Day expenses out of the general operating fund instead of the road fund due to the fact that the activities that day were educational in nature for the benefit of all in attendance. Dave Suchie moved to approve \$360.00 be paid out of the General operating fund for Firewise Day educational expenses. The motion was seconded and passed with one abstaining vote.

10:46 AM

Joe Malone

Joe reported that the Firewise committee has a new member, Dave Mitchell, who along with Bob Suchie and Doug Fry Phase IV. The committee is proceeding with the development of a Community Wildfire Protection Plan (CWPP) which is broader in scope than a Firewise community. In the process we will be identifying hazards, fuel types, flame lengths, evacuation routes, and increased modeling risk assessments. This will be done with an emphasis on coordination with the county fire protection districts, BLM and the Colorado State Forest Service. People who have improvements on their property will receive a structural fire protection assessment. People who have one or more Fire Protection Districts in the County. In keeping with the assessment a more detailed assessment of the defensibility and/or survivability of your home and out buildings in the event of a wildfire. These assessments are slated for sometime in June and the committee will be sending out an email notice asking for general permission to come onto your property. If this is not acceptable for you just say no. It is all voluntary. If your property is inspected they will leave you a written notice of their findings. There is no cost associated with these inspections at this time. Acquiring a CWPP status makes our community eligible for a lot more funding and assistance in the form of tax rebates and grant money for fire mitigation done by the community or individuals. There are 33 dwellings and 10 structures on the ranch. Going into the future with a CWPP should put homeowners in a more favorable light with insurance companies.

10:57 AM Signs on MRPOA Roads

Diane Preiss

Diane reported that the Sign Committee will meet on Tuesday, May 20th to go over the wording for vehicle placards and road signs. After extensive research she has a quote from a Pueblo company on three different signs. The first four signs: "No BLM Access" are yellow with black print, measure 12" x 18", cost \$35.00 each and will be placed at the front of each entrance to Phase III and IV. The second ten signs: "No BLM Access" are going to be either

brown with white letters or yellow with black letters, measure 5" x 24", cost \$24.00 each and will be placed along roads in Phase III and IV. The third set of four signs: "No BLM Access - Private Road - Private Property" are yellow with black print, measure 12" x 18", cost \$35.00 each and will be placed at the end of Bear Springs Road and at any entrance to BLM land in Phase III and IV. These four signs give more details, sighting authorities who will be called, trespass laws and penalties. Based on this quote the total cost is \$559.00 for signs and doesn't include posts and tamper proof hardware for mounting. The signs will be installed by volunteers. Diane is still waiting to hear from another sign company in North Dakota that she found online. Reinald Von Muerers suggested more online shopping for better prices considering that these signs will be taken down, vandalized and destroyed and more will be needed.

Joe Malone made a motion to approve the signage as Diane presented and we discussed generally with specifics to come with a ceiling not to exceed \$1,200.00 payable from the road fund. The motion was seconded and carried unanimously.

Doug Fry requested that the signage be finalized before the next Board meeting to facilitate putting the signs up as early as possible for the 2014 hunting season.

11:14 AM Official Communication Channel Update Doug Fry

Doug reported that there is nothing new to report at this time and although MyFamily will be continued to be used for posting information, it is not possible for it to be an official website for MRPOA.

11:15 AM Cattle 2014 Season Doug Fry

Doug reported in Leland Bourne's absence that there continue to be Keeling cattle on the ranch due to inadequate fencing on Keeling's part.

11:15 AM 2014 Annual Meeting Agenda Doug Fry

Doug reported that the Board will have one or two more meetings before the annual meeting. He is looking for input on what should be addressed at this meeting. One possible new topic would be addressing what the Board has authority to do beyond just the roads. Maybe we could have some consensus that says, "for the betterment of the community in a non legal manner" as an action the Board could take. Reinald Von Muerers suggested splitting MRPOA up into four separate POA's as a possible agenda item. In response to that idea, Doug said he is going to send out a second survey prior to the annual meeting based on the results of the first. He will provide everybody with the results of the first survey, adding to that an inquiry as to the interest in breaking up the association into four separate entities with their own bylaws, etc. There are pros and cons to dividing up the association, and this Board is interested in letting the majority rule. As an alternative to splitting up MRPOA, Al Bielski suggested setting up an operating committee for each Phase as a subset of the Board of Directors for the entire association. Authority would be delegated and money allocated to each committee enabling them to address their specific needs in a more localized approach. Ruth Capp commended

the Board on its openness to the exchange of new and different ideas which she considers vital to the health of our association. There was a lengthy discussion about the use of My Family website as a means for members to weigh in on different issues affecting life on the ranch. Doug Fry advocated again for an official communications website for the Board to send out pertinent timely information to the members. Ruth Capp felt that My Family should be used as a way of getting information to and from the Board and that having two websites was cumbersome. She asked the Board to log in regularly to keep up with postings and offer brief responses. Doug expressed difficulty in addressing member concerns via email and stated that he preferred talking to concerned parties on the phone. He will post his phone number on My Family to facilitate this as well as in these minutes. (Doug Fry 303-513-2029)

Al Bielski requested that the agenda for Board meetings be posted on My Family prior to the meeting. Doug Fry said he would make an effort to do that.

11:41 AM New Topics

Open Microphone

Al Bielski brought up the pros and cons of splitting up the association. Doug reiterated that the Board is open to hearing all sides of the issue and was looking forward to further discussion on the topic at the annual meeting.

Diane Preiss suggested that since all property owners on the ranch use the private roads all should pay the same amount of annual dues. Doug said he is hearing more interest expressed in "if you use it you pay for it" and "if you don't use it you don't pay for it." This sentiment is based on the premise that some property owners who access their property from county roads use the private roads as do their family and friends. It is a fairness issue that needs to be addressed at a future date and will be a topic of discussion in the Annual Meeting in September.

11:46 AM Set Future Meeting Date

Doug Fry

The next Board meeting is scheduled for Saturday, June 21, 2014 at 10 AM at Huerfano County Community Center (pending scheduling--could change if date unavailable).

11:47 AM Meeting Adjourned

Respectfully submitted by Beverly Gilroy, Vice President/Recorder

MAJORS RANCH POA – BOARD OF DIRECTORS MEETING MINUTES

HUERFANO COUNTY COMMUNITY CENTER, 928 RUSSELL AVE., WALSENBURG, CO

JUNE 21, 2014

Board Members Present: Doug Fry, Joe Malone, Dave Wheeler, Beverly Gilroy

Board Members Absent: David Suchie

Guests Present: Gerry Benesky, Leland Bourne

10:00 AM The meeting was called to order by President, Doug Fry, followed by the Pledge of Allegiance.

10:01 AM Approval of the May 17, 2014 Minutes. Dave Wheeler moved to approve the May 17, 2014 minutes. The motion was seconded and carried unanimously.

10:02 AM Roads

Doug Fry and Dave Wheeler

Gate on Big Horn: Doug reported that the fence and gate are planned for replacement by the end of June. (NOTE: Post Board meeting information. Per Article 3 Section 3.6 the gate is authorized under the "Declaration of Covenants, Conditions, Restrictions and Easements Document, dtd 6 Feb 1995. Discussion with owner on 24 June confirmed that gate will not be moved and it will be locked during hunting season).

Stonewall Road Update: Doug reported that MRPOA will continue to pursue Stonewall extension to CR 520 until all possibilities are exhausted. The extension allows for emergency vehicles and alternate exit for residents South of Cynthia's Pass.

Culvert on Williams Road and Grading on MR Roads: Doug and Dave reported that the new culvert for Williams Road has been installed and JB Vallejos has completed road grading on all portions of the roads that required grading.

Spraying for Noxious Weeds: The possibility of spraying was discussed. Dave Wheeler said he would request Dave Barnes, spraying contractor, to look over the weed situation along ranch roads and make a recommendation. There was further discussion about where the POA had the right to spray. Gerry Benesky and the Board discussed a section CR 520.1. There was debate over whether owners along this section have an easement to the middle of the road and thus have authority over spraying in that area. Doug said he would verify easement by owners versus county ownership.

10:17 AM Treasurer's Report

Joe Malone

Joe reported that the balance in the Operating Fund is \$18,926.87 and the balance in the Road Fund is \$22, 976.43. Bev Gilroy moved to approve the report, the motion was seconded and passed unanimously.

10:19 AM Signs on MRPOA Roads

Doug Fry

The Association is ready to order the signs. All together there are twenty one signs at a cost of \$420.60 plus shipping which is estimated at approximately \$50.00. Delivery is estimated to be

two to three weeks. Installation of signs will be done by volunteers with the exception of the use of a contractor who will auger necessary holes. Where holes are required, coordination with Leland for the water lines and 811 for phone or power lines will first be performed. There were several sign making contractors, including local, who provided estimates and Newman Signs was chosen as the best quality and best price. Doug Fry agreed to use his credit card for the purchase and Joe Malone made a motion and the Board passed the motion to reimburse him for the sign cost and shipping of the signs.

10:29 Bookkeeper Change

Doug Fry

Cendy Fry is resigning as bookkeeper for the MRPOA. This position is immediately available with a desire to have the position filled before the end of the year and hopefully by the Annual Meeting.

10:30 AM Official Communication Mode – MRPOA Site Doug Fry

Doug reported that the My Family website has been discontinued and is no longer in service. If you would like to stay informed about ranch information and/or current Board decisions please contact Doug with your current email address. Doug is working on updating a master member email list to enable the membership to be properly and effectively informed.

10:40 AM Cattle Report – 2014

Leland Bourne

Leland reported that Stan White currently has 30 head of cattle in the Phase 1 Pump Pasture. He also put 30 head in Phase 3 the week of June 16. Doug requested that Leland notify him when Stan plans to move cattle to new areas on the ranch. The Keeling cattle continue to be a problem as they have no identification tags and are not healthy. Please call Doug or Leland if you see them in your area. Cattle will not graze in Phase 4 this year due to the lack of available water in the area. Leland said he continues to monitor the pasture grasses and will be taking pictures of grass conditions the end of June to be sent to the Colorado Extension office he is working with for grazing conditions.

11:00 AM 2014 Annual Meeting Agenda

Doug Fry

Doug announced that the annual meeting date and location had to be changed. **THE NEW DATE IS: SEPTEMBER 27, 2014. NEW LOCATION IS: LA VETA COMMUNITY CENTER, 127 RYUS AVE., (just past the Post Office). The meeting is at 11:00 am, registration begins at 10.** Doug reported that he is working on the annual meeting agenda. Among other things it will consist of approval of a new budget and election of three new Board members. There have been several requests from members for items and discussion on the agenda of the annual meeting. Some of these include: formation of a member financial oversight committee (NOTE: all minutes, financial documents and any other documents are already available at no cost to any member for 90 days following the end of the calendar year), a nominating committee for board members, and the dissolution of the MRPOA into smaller groups. If you have something you would like to see on the Annual MRPOA meeting agenda for discussion, please email Doug Fry (sbr1491@gmail.com) and provide a phone number in case your item is not clear, requires discussion or is already being covered.

MAJORS RANCH PROPERTY OWNERS ASSOCIATION

BOARD MEETING MINUTES AUGUST 16, 2014

LA VETA COMMUNITY CENTER, 127 RYUS AVE., LA VETA, CO

Board members present: Doug Fry, Dave Suchie, Joe Malone, Beverly Gilroy (Dave Wheeler absent)

Guests present: Shell and Hawk Phoenix, Ruth Capp, Carol Kramer, Gerry Benesky, Diane Suchie and Cendy Fry

10:00 AM The meeting was called to order followed by the Pledge of Allegiance.

10:01 AM Approval of June 21, 2014 Minutes

Dave moved to approve the June 21, 2014 minutes. The motion was seconded and carried.

10:03 AM Bookkeeper Update:

Doug Fry

The position for the Association Bookkeeper is still open. Cendy Fry began doing the job when the need became urgent due to Joan Hicklin, the Association's former Bookkeeper, passing away in December 2013. We are now looking for a permanent Bookkeeper.

After much discussion it was decided to announce the employment opportunity at the Annual Meeting. Dave moved to employ a bookkeeper either on or close to the ranch, Joe seconded and the motion passed unanimously.

10:09 AM Roads/Spraying/Snow Removal

Doug Fry

Gate on Bighorn Update

Doug Fry

The gate on Bighorn is allowed to be there per the covenants. If an owner owns all property encompassing a private road cul-de-sac, that owner is allowed to have a gate there.

Spraying of Roads

Doug Fry

Doug reported that there will not be any spraying this year and it has been determined that further research needs to be done on the types of chemicals used due to the impact on wild and domestic animals, even though current research shows the chemicals safe

Doug made a motion that no spraying be done between now and the end of September. He then opened the topic up for discussion and Joe Malone recommended a selective spraying on our private roads that have a lot of Russian Thistle. The major areas of concern are in Phase 1 and 2. He also urged that the spraying be done soon due to seeds forming on the weeds.

There were varying opinions on the effectiveness of spraying mature weeds this late in the season. After a lively discussion Doug made an adjusted motion to contact Lynn Barnes, restrict spraying to Phase 2 at the end of Majors Ranch Road and Black Hills Drive, evaluate Ketchum Road in Phase 1 and cap the cost at \$2,000. The motion was seconded and passed unanimously.

10:22 AM Stonewall Extended

Doug Fry

See item under New Business

11:17 AM New Topics

My Family Website

Gerry Benesky

Gerry reported that My Family is off line. She is trying to save the information that has been on the site. Doug Fry is working with the original Majors Ranch website developer and a local web developer to have that as the new official website with all necessary capabilities to support the membership requirements.

11:26 AM Future Board Meeting Date

Doug Fry

The next Board meeting is scheduled for August 16, 2014 at 10 AM at the La Veta Community Center (NOTE: DIFFERENT LOCATION)

11:28 AM Meeting Adjourned

Respectfully submitted by Beverly Gilroy, Vice President/Recorder

10:23 AM Signs Update**Doug Fry**

Doug Fry and Dave Mitchell have voluntarily installed two signs in Phase 4 and four in Phase 3. The timing did not work out for Chris Dotter to drill holes for the posts. Ruth Capp said the sign placement was good. The only cost has been the signs themselves and the posts and hardware associated with installation. Doug and Dave are looking for volunteers to help with the sign installation which is planned for Wed, Aug 20th. No volunteers attending meeting offered. Doug moved to purchase a \$50 gift card for Dave Mitchell for supplying his own materials and labor with sign installation in Phase 4, and to be continued in Phase 3. Motion was seconded and passed unanimously.

10:24 AM Special Recognition**Doug Fry**

To honor and recognize the countless hours of service Gerry Benesky has freely given to this Association, the Board would like to show our gratitude by giving Gerry a gift. Doug moved to approve the purchase of a \$200 Amazon gift card for her. The motion was seconded and carried unanimously. The gift card was offered to Gerry at the end of the Board meeting, although it was intended to be a surprise and presented at the Annual Meeting. Gerry has chosen to receive the gift at the intended place and time.

10:33 AM Treasurer's Report**Joe Malone**

Joe reported that as of July 31, 2014 the Operating Fund balance was \$21,986.89 and Road Fund balance was \$22,985.07. Doug noted that the recent expenditure of \$3300 for the repair of 520.1 was not included in the current Road balance.

10:34 AM Repair of CR 520.1 up to First Cattle Guard**Doug Fry**

Butte Construction did the repair to CR 520.1 at a cost of \$3,300 and Carole Kramer said the work looks good.

10:35 AM Proposed 2015 Budget**Doug Fry**

Doug moved to leave the road dues assessment at \$150 and change the operating fund assessment to \$50 as part of proposed 2015 budget. He opened the discussion with an explanation for increasing the dues from \$20 to \$50 by recounting past years' expenditures. He reviewed thirteen years of profit and loss statements and focused on the last four. The Association has, on average, spent \$10,000 each of the past four years and at \$20 per lot we are only collecting \$3,740. This leaves a \$6,260 depletion of the operating fund. One of the main functions of the general operating fund is to cover legal fees. These fees are going up, as well as, the cost of doing business: postage, reproduction, office supplies, accounting, etc. The Association has had legal fees accumulating close to \$10,000 per year over the past four years. Going forward an assessment of \$50 on 187 lots would generate \$9,350. This is still short of the average expenses of \$10,000. He said we are also trying to improve Majors Ranch with respect to Firewise needs such as protecting property and providing safe evacuation routes in the event of a wildfire. With the \$50 per lot fee we would come close to covering the year's expenses leaving approximately \$20,000 as a cushion for unexpected legal fees and/or insurance and fire mitigation expenses.

During the discussion of Doug's motion, it was reminded to everyone that per MRPOA bylaws dues cannot exceed \$300 per year. Doug restated his motion for assessment on private road lots to be \$150 and every lot pay \$50 for the general operation fund. The motion was seconded and carried unanimously. The budget for 2015 will be supplied to and discussed with/by the membership at the Annual Meeting, Sept 27th in La Veta.

10:50 AM Firewise Update – Not MRPOA Generated

Joe Malone

Joe reported that the Firewise Committee is in the process of developing a Community Wildfire Protection Plan (CWPP) for Majors Ranch. This is a more comprehensive approach than having a Firewise status. With that in mind Joe said he and Paul Branson did sixty-one assessments. Fifty-four properties were physically inspected for wildfire survivability and fire fighter access. The remainder will be assessed by aerial photographs. Also, maps are being created and GPS readings taken and recorded so that fire fighters can determine the best route into and around properties and fires. If your property has been given notice of work that needs to be done to be considered defensible by fire authorities, you can complete the work and get a revised status. Currently approximately forty percent of properties with improvements are defensible. Paul Branson stressed that in the event of a fire the most important thing to do is get out of the area. In order to facilitate this he suggested a neighborhood phone tree and urged us to sign up for "Code Red" emergency notification, which is a reverse 911, through the La Veta Fire Protection District at LaVetaFire.org. The Emergency Communications System (ECN, aka Code Red) will give evacuation notices in time to leave four to six hours in advance of the flame front. Before leaving your property it is important to turn off propane and leave doors unlocked for access fires inside structures. It is planned to have handouts at the Annual Meeting.

11:04 AM New Business

Doug Fry

Annual Meeting Agenda, Invite Letter, Board Highlights, Proxy, Survey

Doug opened the discussion by noting that the Annual Meeting begins September 27, 2014 with registration at 10:00 AM and meeting at 11:00 AM. It will be held at the La Veta Community Center, 127 Ryus Avenue, La Veta. A packet of Annual Meeting information will be sent out thirty days prior to September 27 with the following items: Annual Meeting invitation, Board Highlights, Meeting Agenda, Board Minutes, Proxy Letter, annual Profit and Loss Statement and Member Survey. The Member Survey was seconded and approved by the Board after Doug moved to add the Survey to the packet.

Proxy ballots were discussed, and as always, will be counted prior to beginning of the meeting. The information on the proxy ballot has been updated and made more complete. Please read it carefully. Doug made a motion to approve the proxy ballot as it stands with "in good standings" added after "over 18" and only one email address provided for electronic voting (gabsview@gmail.com). The motion was seconded and carried unanimously.

At the annual meeting there will be a report on the 2014 cattle season.

There have been several motions submitted by members for discussion at the Annual Meeting. They include: Official communications channel, MRPOA split and cattle management.

There will also be an open microphone session when members can offer motions, comments and questions. If a motion is too controversial the Board has the option of tabling it and forming a committee for further study on the subject before a vote is taken.

Doug made a motion to approve the Annual Agenda with the changes mentioned above. It was seconded and passed unanimously.

Doug moved to approve the Invite Letter and Board Highlights. The motion was seconded and passed unanimously.

11:22 AM New Topics

Renewal of MRPOA Charter

Dave Suchie

Dave brought up the fact that MRPOA will need to renew its charter with the State of Colorado in February 2015 (this action is mandatory to maintain the Association in current standing and continue the non-profit 501.3(c), too). This would be the logical time to make changes in MRPOA bylaws and guiding covenants, if any are desired. He suggested that the Association retain an attorney specializing in this area to advise us of our options going forward. During discussion Ruth Capp suggested that an attorney specializing in homeowner associations, other than HindmanSanchez, be consulted for a second opinion. Dave made a motion that we look into the matter of renewing the MRPOA charter with a qualified attorney asking him or her to come up with an outline of the options available when renewing our charter. Doug tabled the motion so Dave can explain the matter at the Annual Meeting to ensure the membership has a chance to provide their opinions and insights.

Stonewall Extension

Doug Fry

Hawk Phoenix asked the Board for an update on the Stonewall extension. Doug said it was reviewed and due to several factors, which include and are not limited to: Lack of permission for the road extension, other phases have similar situations about an alternative exit and should also be evaluated and the lack of demand for a road by the CWPP assessment, the extension will not be pursued any further, at this time. It was also stated, as a reminder by Joe Malone, that sufficient notification (4-6 hours) of the fire front will be provided to ensure safe evacuation.

11:50 AM Meeting Adjourned

Respectfully submitted by Beverly Gilroy, Vice President/Recorder