

CUCHARA PASS RANCH PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
JULY 3RD, 2015 AT 10:00 A.M.
MINUTES

*Board Members: Fay Beckstead, Jim Baker, Carol Gordon, Bill Watson, Jim Gresham, Tim Hommertzheim & Ron Keisler
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 June 3rd, 2015
- III. Introduction and Roll Call- Adams #1-7, Baker #1-12, Beckstead #1-4, Cribs, #1-11, Elmore #1-8, Floyd #1-6, Gerson #2-15, M. Gordon #2-23, L. Gordon #2-20, Hommertzheim #2-17, Keisler #1-13 & #3-32, McGowan #2-25, Meurer/Ward #3-27, Nance Goodstein Trust #2-21, Praeger #2-18, C. Schlosser #3-29, Schlosser/Geyer #2-16, Spradley #3-39, #3-40, #3-43, Villines #2-24, Watson #2-14 & #3-30, along with Marge Thomsen of Spanish Peaks Management.
- IV. Determination of Quorum - With 24 lots present and 11 represented by proxy a quorum was established.
- V. Approval of 2014 Minutes - *Carol Spradley motioned to accept the minutes as presented, Jeanne Meurer seconded. No opposed, motion passed.*
- VI. Old Business
 - a. Fire Prevention Update - Fire Chief Lloyd Holliman stated that the CWPP was complete and thanked everyone who donated. Last fall they assessed 540 sq. miles of property (structures only) that were not behind locked gates. A booklet has been put together for review and all information is on both the Stonewall Fire Protection website and the Colorado Forest Service. This enables the District to apply for grants. All property owners should have received a post card stating the District would come out and show the homeowner what they feel needs to be done and also a packet left either on their locked gates or on their home door knobs with info about mitigation. A mitigation crew has already been doing defensive space work on the Bakers property. He also stated that they were still under a stage 1 fire ban and no burn permits were being issued. Danielle Villines asked if they could use chain saws. Rule is you must have at least 5gl of water for private citizens and 200gl for commercial work being done to extinguish any embers along with stopping by 4:00 and watching it for an additional hour. Jack McGowan asked about the spruce beetles and Lloyd stated they are here along with the pine bark beetle, spruce bud worm, ips beetle, pinon pine beetle.

Road Committee Report - Jim Baker reported that all the ranch roads were graded and ditches were pulled with 4" of gravel being put on the road between Gates 1-2. Ron Keisler reported that they had made an agreement with Huerfano County to resurface 1.4 miles of the county road between Gates 2-3 with the lower portion from Gate 3 getting 6" of gravel 20' wide down to 4" to Gate 2. The association will pay to haul gravel that will be donated by the county and then the county will prepare and lay it at no charge. The cost to the Association is estimated to be just over \$24,000.00 with a max of \$30,000.00 (approved at the Aug 2014 board meeting). Robinson's will haul approx 136 loads at \$180.00 a load or \$7.20 a yd. The other closest bid was \$9.00 a yd. He stated that Bill Brunelli, county road supervisor is working with Robinsons and is ready to go and he hoped it would start next week. Jeanne & Fay both thanked Ron for all his hard work to get this accomplished. Jeanne asked when gravel was last put on the Phase 3 road and Jim Baker stated that it was voted on to put gravel on the main ranch road this year since the majority of owners used it. He also stated they had quotes to

do all the roads and would be doing some each year as regular maintenance. David Floyd questioned the precedence of the Association spending money doing work on the county road. Fay responded that the Association is not doing the work; the Association is just paying to haul the gravel. This minimizes the Association's liability/exposure were there an accident on this section of road.

- b. She also stated that it was unusual for a subdivision to have a county road in it but it is the only access to Phase 3. Jeanne stated that in the original bylaws it was presumed that the road would be taken care of. Since the budgeted amount for road maintenance is only \$16,944.00 the balance will come out of the General fund which has accumulated from the excess in the Snow budget.
- c. Other - Don Praeger told everyone that the pond on his property will be ready for kids to fish once the lawyers give their ok and the no trespassing sign on his drive is for people coming off the highway not the association members.

VII. New Business

- a. Current Financials - Gordon Beckstead asked why the figures for net income were different on the P&L & the Balance Sheet. Marge stated she had inadvertently printed one as Cash and one as Accrual and they should both be Accrual per CCIOA law so the Balance sheet is the correct amount. She apologized for the error but has been swamped with the new licensing she was required to have by July 1st. The A/R balance was questioned and Marge stated that it is the balance after they had received money from a bankruptcy and some from the owner. Fay is hoping they would make some more random payments so it will be left alone for now.
- b. Budget - Fay stated that the budget hadn't changed much. The roads will be regularly maintained by grading and pulling ditches yearly and then different portions will have additional work done each year with monies left over. **Tim Hommertzhaim motioned to approve the Budget as presented, David Elmore seconded. No opposed, motion passes.**
- c. Snow Removal Contract - Fay told everyone that the Robinsons have had the contract for several years and haven't increased their rates and that they do a very good job. Jim Baker stated it will remain the same again this year at \$120.00 per hour.
- d. HOA Education - Marge stated that CCIOA (Colorado Community Interest Owners Act) who governs Homeowners Associations was started in July 1992. In 2010 due to complaints from owners the Colorado Dept of Regulatory Agencies created the HOA Information and Resource Center which is run by the Division of Real Estate. Then in 2013 a law was passed (HB-1277) requiring all managers of HOA's to be licensed by July 1, 2015. The requirements included 24hrs of education on management and laws' pertaining to HOA's, passing both a State and General test, submitting fingerprints and a having background check done and obtaining insurance policies for both E&O and Crime Fidelity in addition to General Liability. Each year she has to take an additional 8hrs of education and re apply for her licenses. She said the schooling became available the end of January and she has spent the last six months dealing with the requirements which hasn't been easy but finally received an email stating she is good to go on both her business license and individual license. From here on in the Association will have to have a licensed manager unless they decide to self manage which is always an option. She also informed everyone that her expenses have increased \$2000.00 a year and she will have to pass some of that cost on to the five Associations she manages. This will be discussed at the next board meeting. Fay stated they currently pay her \$145.00 a month that it is money well spent since they originally were self managed.

- e. Election of Board Members - Jim Gresham and Bill Watson's seats are up for election and neither wants to re run. Fay stated that most meetings are held quarterly, about an hour long by teleconference and you have to read your emails. *Jeanne Meurer nominated Carol Spradley, Ron Keisler 2nd. Jeanne Meurer volunteered. Pat Baker nominated Pam Geyer and David Floyd 2nd. After a secret ballot count by Marge & Vonnie Gerson, Jeanne received 23 votes and both Carol & Pam received 21.* No one wanted to do another vote so *Gordon Beckstead motioned to increase the size of the board by one person, Jeanne Praeger 2nd. No opposed motion passes.* Fay stated that an email will be circulated with dates to choose from for the next board meeting.
- f. Other -
- AED's - Jim Baker reminded everyone that the AED's are located at both the Bakers house and Jeanne Meurer's.
 - David Elmore informed everyone he had found a couple of good people for house maintenance. One is George Strumph (719 890-4036) who is a plumber and does opening and closing of homes. He referred Bob Kennemer (985 791-4556) who did great house cleaning.
 - Clean up day - Someone will check with Leann and send an email to everyone.

VIII. Date of Next Meeting - July 2nd, 2016 at 10:00 a.m. with breakfast at 9:00 a.m.

IX. Adjournment - Meeting adjourned at 11:37.

7:42 PM
 08/26/15
 Cash Basis

Cuchara Pass Ranch POA
Profit & Loss Budget vs. Actual
 October 2014 through September 2015

	Oct '14 - Sep 15	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Bad Debt - Dixon	0.00	0.00	0.00	0.0%
Reserves	0.00	2,000.00	-2,000.00	0.0%
POA Membership Dues	49,079.79	42,000.00	7,079.79	116.9%
Total Income	49,079.79	44,000.00	5,079.79	111.5%
Expense				
Trash Removal	4,790.00	5,280.00	-490.00	90.7%
Road Improvements	0.00	0.00	0.00	0.0%
Website	556.00	486.00	70.00	114.4%
Road Maintenance	69,715.00	16,944.00	52,771.00	411.4%
Snow Removal	9,300.00	15,000.00	-5,700.00	62.0%
Accounting & Legal Expenses	234.00	675.00	-441.00	34.7%
Insurance	625.00	625.00	0.00	100.0%
Management Fees/ Accting	1,665.00	1,740.00	-75.00	95.7%
Office Expense	149.27	500.00	-350.73	29.9%
Repairs & Supplies	25.06	250.00	-224.94	10.0%
Telephone	278.62	500.00	-221.38	55.7%
Total Expense	87,337.95	42,000.00	45,337.95	207.9%
Net Ordinary Income	-38,258.16	2,000.00	-40,258.16	-1,912.9%
Other Income/Expense				
Other Income				
Lien Fees	184.00			
Finance Charges	1,730.36			
Interest Income				
Interest - Banks	123.49	0.00	123.49	100.0%
Total Interest Income	123.49	0.00	123.49	100.0%
Total Other Income	2,037.85	0.00	2,037.85	100.0%
Other Expense				
Income Tax Paid				
State Income Tax	1.00			
Total Income Tax Paid	1.00			
Total Other Expense	1.00			
Net Other Income	2,036.85	0.00	2,036.85	100.0%
Net Income	-36,221.31	2,000.00	-38,221.31	-1,811.1%

08/26/15

Cuchara Pass Ranch POA
Balance Sheet
As of August 26, 2015

	<u>Aug 26, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
General Funds #10-358-6	
Reserve Account	17,067.00
General Funds #10-358-6 - Ot...	55,792.39
Total General Funds #10-358-6	<u>72,859.39</u>
Total Checking/Savings	72,859.39
Accounts Receivable	
A/R - Annual Dues	4,296.52
Total Accounts Receivable	<u>4,296.52</u>
Total Current Assets	77,155.91
Fixed Assets	
Medical Defibrulators	2,630.62
Improvements to Common Prope...	307,591.68
Accumulated Depreciation	-197,200.83
Total Fixed Assets	<u>113,021.47</u>
TOTAL ASSETS	<u><u>190,177.38</u></u>
LIABILITIES & EQUITY	
Equity	
Capital Paid-In	359,998.00
Retained Earnings	-126,605.16
Net Income	-43,215.46
Total Equity	<u>190,177.38</u>
TOTAL LIABILITIES & EQUITY	<u><u>190,177.38</u></u>