

RED CREEK RANCH – NEWTON
ANNUAL PROPERTY OWNERS MEETING

MEETING MINUTES
SEPTEMBER 17, 2011

I. WELCOME

Susan Potter DeMarras called to order the annual meeting of the RCR-Newton Property Owner's Association at 10:10a.m. September 17, 2011 at the Garlic & Onion restaurant, Pueblo, Colorado.

Susan explains that Beverly Shoemaker was elected to the Board to substitute for Joe Pothier, who is unable to fulfill his term due to health issues.

II. ROLL CALL

Sign in sheet at door. The following persons were present: See scanned list Quorum Count for voting. Total members present: 19 representing 28 lots.

III. PROXY PRESENTATION - Ingrid Mass

Total proxy votes: 19

[See scanned proxy list.](#)

28 lots present and 21 lots by proxy – total votes: 49

Quorum achieved.

IV. WEBSITE – Gabe Trapani

Gabe provides information regarding the web site; it's public and private areas. Those being accessible by homeowners only are financial pages, property tax calculations and any sensitive data thus protecting the privacy of homeowners. In compliance with CCIOA, all corporate documents, agendas, minutes, including monthly financial reports are posted on the web site. Homeowners, who have not requested an ID & password to access information indexed in red, may do so at any time by contacting rcrnpoa@redcreekranch.org

The average visitor count per month is 500, mostly from the ranch. Realtors have contacted Gabe and the board plans on including more information about the fire department, schools and any useful information regarding our ranch for prospective buyers.

V. TREASURER REPORT – Gabe Trapani

Gabe explains the Quick Books program briefly. In compliance with CCIOA we have filed the corporation annual report at a cost of \$10.00, timely for the first time in 17 years. The reserve account is explained as merely a financially legal way of carrying over funds. Because of the reserve fund the board won't find itself in a position to spend allocated money before the end of the year. See pg. 3 of Annual Meeting 2011 Agenda. Also, since we do not have an income of

\$250,000.00 annually, an accountant is not necessary and \$500.00 previously budgeted may be used elsewhere. Gabe explains budget line by line.

Concern by a few homeowners that in order to protect the board from being questioned about financial impropriety, a audit should be budgeted for. Board agrees to consider it, only after five homeowners request such audit, AFTER REVIEWING THE FINANCIAL DOCUMENTS WITH GABE.

Common assessment was raised to \$229.00 per lot and the board does not anticipate the need for special assessment. There is a cap of \$400.00 on regular and special assessment per lot.

Alan explains the super lien, which in the event of a foreclosure, the board can file to reclaim outstanding dues. This lien would put the ranch ahead of the financing bank.

VI. ROAD REPORT – Alan Lucas

Since the previous road committee disintegrated, Alan asks for volunteers to form a new road committee.

As usual there is not enough money to maintain the roads perfectly. Moisture is always an issue. Frank Quinby has been able to drag the roads regularly with and without moisture and **the roads are the best they have ever been.** Zollie states that road base is needed and Frank wants to get road base, a water truck and compactor. Zollie is checking into road base mix from Fremont County. Zollie and Frank are invited to take a more active part in the road maintenance decisions and work with the board.

VII. 2012 BUDGET PRESENTATION – Gabe Trapani

Bob DeMarrais the co chairman of the front entry committee explains that the cost of the West side of the entrance has cost more than the budgeted \$5,000.00 for 2011. The cost projection for the East side is higher, because of the uneven terrain. The membership votes to budget \$7,500.00 for the completion of the entrance.

Homeowners question why there is no cattle grazing income listed in the 2012 budget and Gabe explains that it is money that can not be allocated as income, but has to be in the reserve fund account.

VIII. BUDGET APPROVAL PROCESS - Board

Motion and second to approve budget as presented.

IX. GRAZING LEASE – BOARD AND GRAZING LEASE COMMITTEE –

Bob DeMarrais

Bob gives overview of the current grazing lease and that due to drought conditions there will be no cattle for 2011.

The new lease that the grazing committee worked diligently on has everything spelled out clearly: i.e.-fly control, water troughs, and saltlicks and cattle movement management. Reminder to all that taxes on vacant land would increase from estimated \$12.00 per year to \$1,400.00 per year, WITHOUT THE CATTLE LEASE.

Board declares frustration with homeowners allowing their animals to free graze on property that has been designated as grazing lease land. Board also explains that we are not going to get involved in neighbor trespass issues.

X. ELECTION OF 3 BOARD MEMBERS 2012 AND 2013

Outgoing members: Gabe Trapani, Alan Lucas, Beverly Shoemaker (having taken Joe Pothier's position, who took Jerry Malone's position).

Nominations:

Gabe Trapani- nominated and seconded. Agrees.

Calvin Smith - nominated and seconded. Agrees via Alan Lucas.

Beverly Shoemaker – nominated and seconded. Agrees.

Frank Lilly – nominated and seconded. Agrees.

Secret ballot vote result:

Gabe Trapani - 45

Calvin Smith - 42

Beverly Shoemaker – 45

Frank Lilly – 13

XI. OPEN DISCUSSION – Membership

Sue Potter informs the homeowners that Gerry Owens has asked the board to build a wind anemometer or wind-measuring devise. Information of the proposed gadget is passed around. The board has already denied Mr. Owens request since the structure is over 60 feet high and has blinking red lights and makes a whirring sound, citing aesthetic concerns.

The board proposes an amendment to the covenants to restrict the height of a energy instrument to 35 feet, which is the standard for a home energy device. The board is to send out a voting package to all homeowners with the exact wording. Two third votes are needed to amend the covenant and 48 members vote yes, 1 against. 7 more votes are needed to pass the amendment.

Comment to homeowners that calling and cursing at board members is unacceptable. Stopping any board hired contractors to discuss what they are doing will result in a bill sent out to cover the time wasted in chit chat.

XII. ADJOURN ANNUAL MEETING – Sue Potter

Sue adjourned the meeting at 12:33p.m.

Minutes submitted by: Ingrid Mass