

2012 Red Creek Ranch Newton Property Association Annual Meeting

Minutes of the Annual Meeting

August 18, 2012

Welcome by the President.

President Sue Potter welcomed Property Owners and called the meeting to order shortly after 10:00 AM.

Quorum Count.

The sign in sheet was correlated, counted, and determined to have more than 20% of votes present needed to proceed with the meeting.

Votes Calculated.

Sign in sheets were tabulated and then two vote roll calls were made to accurately calculate those present and their correlated votes, as well as the reception of Proxys and how they qualified. One proxy was via e mail and another was by verbal presentation. The verbal was accepted by the secretary on the condition that the written proxy would be delivered to the file at a later date. **NOTE:** Subsequently, that verbal proxy was not cast due to the holder of that proxy abruptly leaving the meeting prior to elections.

There were 32 lot/votes present at the meeting.

There were 16 proxy votes presented at the meeting.

Total Votes to cast were 48 at the start of the meeting..

NOTE: Later in the meeting an incident occurred where 2 lot votes and one proxy vote left the meeting abruptly and those three votes were not eligible to cast.

Adjusted total votes that would be eligible to cast was 45 votes. Adjusted votes present was 30 still more that 20% needed for a quorum.

Web Site.

Gabe Trapani informed the Property Owners about the Web site, it's uses, and relative activity. He explained how he could incorporate the Red Creek Fire Department into a reference position on the site.

Jesse Steward present Fire Chief was introduced and spoke about the department and it many services. Peck's Creek was a point of concern by a Property Owner, as well as certain social media maps and on line directions still seem to misdirect people to the back of the Ranch

At some point a mention of the 2013 budget proposed \$ 1,000.00 "sponsorship" was discussed. Several Property Owners participated in the discussion. Concerns of the legal ability of the Association to make donations to any other entity were brought up. After much discussion, including the fact that a lump some donation may in fact hurt the fire department, it was decided not to donate.

A motion was then made to rent the fire department building for the 2013 Annual Meeting for ~~the sum of \$ 600.00~~. The motion unanimously passed.

Questions from the floor regarding paid maintenance for the web site. Discussion covered the time consumed in maintaining and posting. An offer was made by the Board that if some one could devote the time necessary to maintain the web site at it's current level of professionalism, they would entertain it. Board member Calvin Smith stated for the record that through his vast experience with hundreds of non profits he has never seen better kept books and informative web site.

Mileage of \$.25 per mile was discussed. The Board stated that given the price of gas and the thousands of dollars recovered while accumulating that mileage, it was an excellent investment on the part of the Ranch.

Treasure Report.

The report was made by Gabe Trapani.

Questions from a property owner regarding an increase in snow removal was raised. That property owner went on to make the statement that based on his opinion the entire Ranch road system could be plowed for \$ 500.00 It was explained that two large storms , back to back, made equipment usually hired by the Ranch for road work, inept. Two additional pieces of equipment, one with four wheel drive, and one with chains were added to the original piece of equipment to open the Ranch roads for Property owners and more importantly, emergency vehicles. In addition, the road was plowed to the end of Newton which had been forgotten in the past. That section was over one mile, up hill, with the deepest snow on the Ranch. Pictures of the snow depths, and the additional equipment have been posted on the web site. It was agreed by the property Owners that the emergency situation was properly handled.

Gabe Trapani introduced Rex Allen of San Isabel Electric to answer any questions about the proposed lighting of the front entry.

At that introduction, a property owner shouted from the floor " *what *&@* light at the front entry, there ain't no light going on the front entry*".

NOTE: That property owner was asked to leave the meeting after an incident he later caused.

At that time the Board stopped the presentation of Rex Allen to explain that no decisions

had been made about anything regarding the light. Mr. Allen was simply there to explain the two options of providing the ability to light the entry should the Association decide to do so. Board members stated that they had purposely gone out of their way to not make any major decisions regarding the front entry until they could be discussed at the annual meeting.

Mr Allen continued and explained the options of an electrical service and/ or a pole light as presented in his letter to the Association.(Please see the letter for specific terms and costs for each).

A motion from the floor to just use solar lighting for the front entry was made, second, and then withdrawn. Lengthy discussion about solar, the degrees of solar, the cost of proper solar, time value of money, and the merits of solar "vs" electric cause the Association and the Board to defer the discussion and proposal of the front entry to an newly formed " Front Entry Committee". A sign up sheet was passed around and that committee will organize and begin to meet regarding the completion of the Front Entry.

The Board was questioned as to policy & By law changes regarding two signatures on each check issued. There was lively discussion from the floor. The Board stated that , in essence, there were two signatures for vendors performing work by having an executed Purchase Order that had two original or electronic mail approval signatures for each. One Vendor in the room explained he wanted his money the day he performed the work.

A motion was made and second that there should be two signatures on all checks, regardless of any related Purchase Order. The motion was defeated. However, there was agreement from the Property Owners that this Board moving forward, and the next Board should review the process of a 30 day pay cycle and two signatures on each check.

NOTE: During the meeting an incident occurred where by a property owner physically approached, and verbally assaulted another property owner. Property Owners / attendees stood up and blocked that approach, and the aggressive property owner was asked to leave the annual meeting. There was much discussion from the floor regarding this incident. General consensus from the floor was that there is no room for this type of behavior at any Association meeting. Until this event, an expected sense of un written rules of decorum was in place. This incident has caused present and future Board members to consider developing written rules of procedure, as well as behavior for future meetings. All Property Owners should feel comfortable and safe expressing their opinions at all future meetings.

Road Report.

The Board reported on the method of removing the loose stone on road surfaces as they begin to washboard. Then after any "significant" moisture, that material was being spread back over the surface in the hopes of traffic compacting the stone back in.

At two times during the year (after very significant moisture events) the road committee had rented a motor grader from Wagner and it was operated by one of our property owners. During those gradings, the road crown was worked on as well as recovering good material from ditches and the sides of the road. A thank you to Zollie for your help.

Extreme dry road conditions, compounded by the fact that our road surface material is a road base material make continued preventative maintenance necessary.

The Board noticed the Association that we no longer had an " in house" grader operator available to run a grader that we would rent. An operator was suggested from the floor. Discussion from the floor over that person's ability was had. The Board and road committee will have to meet and discuss going forward with the road plan in place.

Snow removal was discussed. The present vendor for snow removal has , subsequent to last years heavy double snow storm, purchased chains for his back hoe. I was suggested that during heavy snow events, he begin to plow earlier so we do not end up with over a foot of snow to plow, causing the need to hire additional equipment. The 20012 and 2013 Board should jointly decide this coming snow season procedures and have them in place.

Grazing Lease.

A report was made by Robert DeMarrais describing the arrival of cows on the Ranch. Discussion from the floor was favorable regarding this year's cattle. Many constructive suggestion were made from the floor, including a more diligent " re application" to the fly rubs.

Salt lick locations were favorable and there was a general sense that the lessees were trying to manage their cattle in accordance with the terms and conditions or the lease.

Both Lessee and Lessor agreed to keep good lines of communication to address and property owner's concerns regarding the cattle.

Election of Board members.

Election for three Board members was held. One member would continue this years vacant term and the year 2013. Two elected members would serve the 2013 & 2014 Board. It was determined prior to the election that the member receiving the third most votes would serve the 2012 & 2013 term, and the two members receiving the most and second most votes would serve the 2013 & 2014 Board.

Nominees and their related vote total"

Gary Kuzniar 45 votes years 2013 & 2014

Robert DeMarrias 35 votes years 2013 & 2014
Chani Owen 33 votes years 2012 & 2013
Frank Lilley 13 votes

The election was approved and stands by the secretary.

2013 Budget Approval.

The last order of business conducted was the approval of the 2013 budget.

A motion was made and second to approve the budget as corrected to eliminate the \$ 1,000.00 donation / sponsorship to the Red Creek Fire Dept. and to place a line item ~~for~~ ~~\$ 600.00~~ to rent the fire house for the 2013 annual meeting.

A vote by show of hands was unanimous in favor. The 2013 budget was passed.

Adjourn the Meeting

A motion was made and second to adjourn the 2012 Annual Meeting.
Meeting Adjourned.