

## **Board of Director's Meeting Minutes November 17, 2014**

Location: Alice's Home

Attending: Alice Bryan, President; Chani Owen, Secretary; Frank Lilley, Treasurer; Larry Gilgallon, Bob DeMarrais, Members at Large

Meeting called to order at 10:06am

### **Minutes:**

Motion by Bob to approve the October 2014 Board Meeting Minutes. 2<sup>nd</sup> by Larry, unanimously approved.

### **Treasurer's Report:**

Frank presented the October 2014 Treasurer's report.

Motion by Chani to approve the October 2014 Treasurer's report. 2<sup>nd</sup> by Bob, unanimously approved.

### **Outstanding Invoices:**

Banner & Bower \$1741.00 for the Restatement

Alice \$10 re-imburement for Sec of State fee

Insurance for Ranch \$531

Motion by Chani to approve payment of the outstanding invoices. 2<sup>nd</sup> by Larry, unanimously approved.

### **Nov. 14 Meeting:**

The Board and volunteers Mary Johnson, Denicia Hamill, Betty Fey and Sue Gilgallon met at the Bryan home to package and mail the restatement documents. They were mailed on Nov. 15, 2014 to all property owners.

### **Restatement:**

The Board met with the Attorney to finalize the Restatement. Per Attorney Banner's suggestion, he recorded the unsigned document with the County on Nov. 4, 2014.

### **Bulletin Board:**

Larry reported that the repaired box is nearly ready but will need new Plexiglas and powder coating.

### **Snowplowing:**

Motion by Frank that we agree to purchase a snowplow for Darrell Mather to be installed on his vehicle in exchange for plowing the Ranch roads. This would be contingent upon him signing a commitment for the appropriate number of years of plowing. 2<sup>nd</sup> by Larry, unanimously approved.

**Roads:**

Seifret will be grading prior to the end of the year.

**Board Member Replacement for 2015:**

Mike McHenry has been invited to attend the Dec. 2014 Board meeting.

**Policy and Procedures Update:**

Motion by Bob to review the Policy and Procedures regarding the transfer of records. 2<sup>nd</sup> by Larry, unanimously approved. We will review the draft at the Dec meeting.

**New Business:**

The Board would like to thank Dick Bryan for his efforts to cut and clear the trees along Newton West and thank Dick and Bob DeMarrais for chipping all the debris.

Meeting adjourned at 11:12

Next meeting Dec 8, 2014 at 4pm at Alice's

## **Board of Director's Special Meeting Minutes**

**November 23, 2014**

Location: Alice Bryan's Home

Attending: Alice Bryan, President; Frank Lilley, Treasurer; Bob DeMarrais, Board Member; Larry Gilgallon Board Member

Frank Lilley acting as Secretary in Chani Owen's absents.

Meeting called to order at 10:03am

Alice called a special meeting for the purpose of discussing a course of action regarding the email received by Board Members on November 21, 2014. This email contained a letter from a Law Firm representing an association member. This letter demands the Board remove a filing from the Public Record, recall it's solicitation to the residents and property owners desist from all actions to accomplish its objections without first calling for a meeting of the membership. The Board is also threatened with litigation.

The Board also discussed the email from Don Banner of Banner & Bower the Association's attorney who drew up the Restatement of Covenants and did the filing for the Association. Don Banner states in his email that his law firm now has a conflict because his partner Joe Bower represents the association member. He recommends Mark Payne, in Denver to represent the Association in the matter.

Motion by Alice Bryan to contact Mark Payne and schedule an appointment to discuss the Associations response to the letter from Podoll & Podoll, 2<sup>nd</sup> by Larry Gilgallon, unanimously approved.

Motion by Frank Lilley to adjourn at 10:10am, 2<sup>nd</sup> by Larry Gilgallon, unanimously approved.