

Red Creek Ranch POA Annual Meeting

September 10, 2016

Meeting called to order at 10:10am

Board: Alice Bryan, President, Chani Owen, Secretary, Frank Lilley, Treasurer, Larry Gilgallon and Mike McHenry, Members at Large.

Website: <http://redcreekranch.org/>

Alice introduced the Fire Chief, Joe Dyjak, who Pointed out that the fire danger is high, to please use care when BBQ. The Fire Department had a class on how to properly burn brush piles. He encouraged Ranch members to become involved with the Fire Department. The annual dinner and dance fundraiser was not well attended so the FD will have to scale back plans to replace the old and failing fire truck. If anyone wishes to contact the Fire Chief: his number is 719-485-3874

Alice Bryan opened the meeting by introducing the board members and a reminder that those wishing to speak please introduce themselves, be respectful and to keep questions and comments brief and to the point. Videotaping will be done to assist the secretary in providing accurate minutes.

She thanked the many volunteers for helping throughout the year with many projects including wood cutting and removal, mowing and Peck's Creek.

Chani Owen reported 24 total votes comprised of 21 lot votes present and 3 proxy votes, so we have a quorum.

Frank Lilly gave the Treasure's report. In 2015, \$29,024.06 was collected in dues, \$4,569.10 collected in grazing fees for a total of \$38,805.77 for the year including carryover from 2014. In 2016, \$30,300 was collected in dues, \$2000 in grazing fees with a carry-over of \$2,126.72. We have spent \$10,772.17 on the roads this year leaving \$24,191.48 in the bank.

Frank noted that all properties are paid in full for 2016. There is one property in bankruptcy that owes for a prior year.

Frank addressed the 2017 budget. The budget that has been put together is very conservative. 92% is for road maintenance and 8% for the cost of doing business (postage, ink, paper, etc). The budget is based on meetings with Seifret and addresses the needs of the roads, not the cost of living. \$29,700 is expected to be collected in dues.

Mike gave the road report. He noted that we had a drier year and the roads have held up much better as a result. Year to date, \$9906.36 has been spent on road maintenance. A new stop sign has been installed at Bronquist and Newton and a "Private Road" sign has been placed at both Ranch entrances.

There was a discussion and several questions related to road maintenance:
How to keep the washboard under control – it must be dug out.

Is there a better time to do the roads so we don't have to spend so much on water – we cannot predict the weather and even if we know that we will have appropriate precipitation we are at the mercy of Seifert's availability.

Can we use a different contractor – yes, but they are all more expensive or do not carry the required insurance.

How can we raise enough funds to be able to add much-needed road base.- options: take out a loan, donations or don't do the roads as frequently and save enough to get road base.

Can we increase dues – that requires 75% of the membership to vote to change the covenants.

Alice announced that we need two new Board Members and asked for nominations. Mike McHenry and Mike Johnson were nominated. As there were no other nominees, all nominees were voted in by a show of hands. It was also pointed out that when Chani Owen sells her home there will be a vacancy that will need to be filled.

Alice opened the floor to Member questions and concerns.

The discussion centered on the growing number of marijuana grow operations and applications for the area.

The two major concerns were the policing of the water usage and the application by the Florida owners of Gibb's property for over 700,000 square feet of grow area.

Alice explained the changes in the application process made by Pueblo County allowing HOAs to have input before approval is granted. If anyone wishes to give input, either for or against the application, they may do so by attending the meeting and/or by writing a letter or signing a petition.

Issues that were raised in addition to water (are the growers actually purchasing water or just using their well); were power – Jeff Mass got the last of the commercial power from San Isabel so all subsequent growers will have to rely on generators which create noise pollution potentially 24 hours a day and more road maintenance due to fuel delivery; light pollution at night and, depending on the surface of the greenhouses, reflected sunlight during the day impacting views; property values; and overall character of the Ranch.

After much discussion it was proposed that the Board send a letter to the County stating that we are not in favor of the application for the Florida-based grow operation. By a show of hands, it was unanimous with one abstention to send the letter.

Everyone was encouraged to attend as many of the County meetings as possible. The calendar is on the County website (<http://county.pueblo.org/government/county/department/planning-and-development/liquor-marijuana-board-dates>)

The meeting adjourned at 11:55am