

January 2021 board minutes

Date: January 16, 2021

Location: Martin McGrath's house      Call to order: 10:35 am

Attending: Martin McGrath, George Johnson, Steve Kunshier, Ron Lehne

December 2020 meeting was postponed due to corona virus concerns and that there were no pending issues to be considered.

2021 officer appointments: Martin McGrath as President, Mike McHenry as Vice President,  
George Johnson as Treasurer, Ron Lehne as Secretary,  
Steve Kunshier as Member at large.

These appointments will run through December 31, 2021.

Motion to approve December treasurer's report by Martin, 2<sup>nd</sup> by Ron, unanimously approved.

Annual billing notice was sent out to members on January 8, 2021. Included was a survey to gauge support for possible covenant amendment prohibiting commercial marijuana grows on the ranch.

Motion to approve reimbursement to George Johnson for expenses for postage, paper, envelopes, ink for annual member billing and upgrade to Quickbooks software. Check #2161 in the amount of \$410.93 to George was unanimously approved.

Roads: A lengthy discussion was had to address possible changes to road maintenance measures to improve road conditions with the focus on the first half mile at the entrance off Route 96.

New business: The board addressed a letter sent to a member for possible covenant violations after receiving a formal complaint. We were assured the issues were being addressed and and would be resolved in the near future.

Motion to adjourn by George, 2<sup>nd</sup> Martin, unanimously approved.

Meeting adjourned at 12:20 pm

## February 2021 Board Minutes

Date: February 20, 2021

Location: Martin McGrath's home. Call to order: 9:30 AM

Attending: Martin McGrath, Mike McHenry, George Johnson, Ron Lehne, Steve Kunshier

Signed Check By George Johnson and Ron Lehne for George Johnson of amount of \$410.93

Discussed the last road grading, why only a partial section of the road was graded.

Discussed having Zoll try grading if we could get a grader for him to use

Discussed the Ranch possible buying a used grader

Discussed the owner who was drunk hitting the rail fence at front entrance

Discussed the mail box being opened, the post office is suppose to repair

Discussed the Arena property buyers having a business to be allowed to buy it

Discussed the determination of business on ranch being allowed

Discussed the small home being built on new property

Discussed the message board by mailbox's being replaced, adding suggestion box to it

Discussed the property owner open range his cattle, and fence repair for open range

Discussed the convenience vs policy regulations and lawsuits

Discussed the survey on the marijuana sent out with invoices

Discussed the letter sent to Realtor about the marijuana not allowed on ranch

Discussed Joe growing hemp on property he is leasing

Discussed the Ranch web page, getting it updated. Link for water rights doesn't work

Martin let board know he wouldn't be able to attend meeting in March

Adjourn at 10:50

## March 2021 Board Minutes

Date: March 16, 2021

Location: George Johnson's home. Call to order: 6.00 PM

Attending: Mike McHenry, George Johnson, Ron Lehne, Steve Kunshier, and Mary Holderman

Passed out minutes for February board meeting

Mary requested to be added as a member at large, was accepted by board

Discussed the updating the Web Page for Red Creek Ranch with Board members information

Treasurys report, balance of \$51530.33, Check to Siefert Interprise for \$2974 and Check to Mike McHenry for \$98. No outstanding invoices

Mary asked who graded roads recently, was told John Russel did a partial job, and was told Siefert was going to do the full ranch

Discussed trying to rent grader, but none available locally.

Discussed the insurance liability on covering the grader if we did the roads ourselves.

Discussed new ranch owner building house, if he had grader that he had available to rent

Discussed the last job Siefert did and how it held up good on the 1<sup>st</sup> mile of of ranch road

Discussed having Zoll do the roads again.

Discussed the message board cost, and what the color will be, and the construction of it

Discussed about the vandalism of mail boxes and who broke into them

Got Marys information so we could contact her about future meetings

Updated the Marijuana voting about changing the ranch covenant. Dosen't look like its going to pass

Discussed the Arena House for sale and running a insect buisness out of it.

Discussed Scott Hill calling Martin about a complaint of Steve Kunshiers dog barking.

Need two signitures for Web hosting, and Domain service

Discussed about cattle getting out on ranch and having Marys boys rounding them up

Adjourn at 7:10

## April 2021 Board Minutes

Date: April 30, 2021

Location: Martin McGraths's home. Call to order: 11:00 AM

Attending: Martin McGraths, George Johnson, Ron Lehne, and Steve Kunshier,  
Passed out minutes for March board meeting and meeting agenda

Discussed updating the minutes to the Web Page for Red Creek Ranch

Treasurer's report, balance of \$59,220.33, and I check for \$110 for renew web hosting to George. I check to Seifert for grading. I outstanding invoices from John Russel that wasn't received.

Road report that we aren't going to try calcium chloride. Talked about doing the second mile of road.

Discussed the purchase of maintenance grader for the ranch

Discussed the arena still for sale, someone with Bush Plane wants to buy it, no one objected

Discussed the marijuana amendment to convene, and still wasn't passing again

Discussed the community board, wasn't done yet due to the paint not finished yet

Discussed the broken fence by entrance of ranch, getting the holes dug for new post

Discussed the cattle lease being renewed. Not worried if county doesn't require it.

Discussed minutes again on website, will email PDF's to George so they can get updated

Discussed about doing the roads on ranch again, doing a major upgrade in May

Discussed if controlled burns are allowed on ranch, wasn't a good idea because of the soil here

Meeting Adjourned at 12:10

## May 2021 Board Minutes

Date: May 15, 2021

Location: Martin McGraths's home. Call to order: 10:00 AM

Attending: Martin McGraths, George Johnson, Ron Lehne, Steve Kunshier, and Mary Holderman

Passed out minutes from the April board meeting and meeting agenda

Discussed possible retirement of Mike and George from Board next year

Treasurer's report, balance of \$60617.33, and 1 check for \$600 returned for insufficient funds. One check to Seifert for grading. Talked about John Russell cost for his new piece of equipment

Road report, Talked about getting Grader for ranch, and bringing Siefert out to again to try and bring up sides of road, and bringing in more road base.

Discussed again about the Grader for the Ranch, going to Auction to purchase one, and where to store it, and the title for it.

Discussed the income for the Ranch and taxes on Profit.

Discussed the community board, wasn't done yet due to the paint not finished yet

Discussed the broken fence by entrance of ranch, and buying rails for it

Discussed the Arena again, and owner modifying it for a plane door

Discussed new owner of property with greenhouse, and they would use it to grow Marijuana, and owner said he wasn't going to.

Discussed the complaint from Scott Hill about dog barking, and animal control called.

Discussed if the cattle lease was going to be renewed, and said it was going to be.

Discussed the insurance cost if we purchase a grader for the ranch.

Call to close meeting

Meeting Adjourned at 10:55

## June 2021 Board Minutes

Date: June 24, 2021

Location: George Johnson's home. Call to order: 6:05 PM

Attending: George Johnson, Ron Lehne, Steve Kunshier, and Mary Holderman

Passed out minutes from the May board meeting, approved minutes

Road report: Discussed the Gravel that was put at Newton and Bronkist was put at wrong place

Discussed cleaning culvert on Newton that kept backing up with backhoe

Discussed the road quality after grading, and thought they were holding up

Talked about getting Grader for ranch again, looking where to purchase one, and about getting insurance for it, and different drivers on the ranch to operate it.

Treasurys report, balance of \$59025.33 and I check for \$600 deposited. One check to Ron Lehne for \$556.83 and 2 invoices for John Russel for \$1257 and \$2500. One invoice from Siefert for \$3400 from last grading.

Discussed the cost of road base and trucking it up.

Discussed the community board, thought it came out good.

Call to close meeting

Meeting Adjourned at 6:54

## **July 2021 Board Minutes**

**Date: July 23, 2021**

**Location: Martin McGraths's home. Call to order: 6:05 PM**

**Attending: Martin McGraths, George Johnson, Ron Lehne, and Steve Kunshier**

**Passed out minutes from the June board meeting, approved minutes**

**Discussed opening account with Acorn to deliver Red Diesel for grader, and finding a tank**

**Discussed the purchase of grader, and hydraulic leaks when first started running it**

**Discussed rebuilding master cylinder on brakes and purchasing used tires for it**

**Discussed the easements on road at front entrance**

**Discussed opening account for roadbase and trucking company to deliver to ranch**

**Talked about getting Grader for ranch again, looking where to purchase one, and about getting insurance for it, and different drivers on the ranch to operate it.**

**Treasurys report, balance of**

**Discussed the cost of road base and trucking it up.**

**Call to close meeting**

**Meeting Adjourned at 6:54**

## September 2021 Red Creek Ranch Newton Board Meeting

Date: September 10, 2021

Location: Martin McGrath's House

Attending: Martin McGrath, President; George Johnson, Treasurer; Steve Kunshier; Member at large, Misty Kunshier; Substitute Secretary,

Call to Order 6:03 pm

Approved Prior months Minutes:

Motion to approve July's Minutes; Approved unanimously.

Treasurer's report:

- Bank balance as of August was \$33,199.85
- No income
- One electronic transfer to purchase the Grader in the amount of 18,032.50

Outstanding invoices: For Grader repairs

Proposed budget for 2022 reviewed

Motion to approve treasure's report and outstanding invoices; approved unanimously.

Discussed Grader repairs and grading the road.

Discussed where the Grader should be stored along with the fuel tank.

Discussed looking into getting road base with binder in it, to put down on roads.

Discussed the possibility of making a parking area at the entrance of the ranch.

Discussed Quinn Friberg's property and whether or not it can be divided.

Discussed when and where to have the annual meeting.

Motion to Adjourn – Unanimously approved.



**October 2021 Red Creek Ranch Newton Board Meeting**

**Date: October 23, 2021**

**Location: RCR Fire and Rescue House**

**Attending: Martin McGrath, President; George Johnson, Treasurer; Steve Kunshier, Member at large; Misty Kunshier, Sub Secretary**

**Call to order at 10:00am**

**Motion to approve September's minutes; Approved unanimously.**

**Treasurer's report: 2 reports given**

**-Balance for August 31, 2021 was \$33,199.85**

**-Balance for September 30, 2021 was \$32,076.85 with 1 check clearing \$1,123.00 for grader maintenance.**

**- No Income or outstanding checks**

**Motion to approve treasurer's report; approved unanimously.**

**Grader report: New tires will be ordered by Steve. Steve will also look into getting a new blade. Grader and Fuel tank need to be moved to neutral location. Discussed where to store the grader and fuel tank. Places to be considered are: at the front entrance, on Lakeview Dr., or Newton extension.**

**Roads: Talked about the cost of getting more road base. Adding road base/ binder to small sections at a time to find what works the best.**

**Old business: Friberg property; according to the county assessor, the property has already been divided once, and cannot be divided again per our covenants.**

**Discussed putting together a phone roster for the residents of the ranch to use in case of emergencies.**

**Discussed businesses that are not Ag related having access to our roads. Concern over high traffic on the roads.**

**Discussed board members positions and who is willing to be on the board.**

**Discussed the possibility of using digital archives for e-mails and documentation.**

**Call to adjourn; Unanimously approved at 10:50am**

## 2021 Annual Members Meeting Minutes

Date: October 23, 2021

Location: Red Creek Fire and Rescue Station House

Board members attending: Martin McGrath; Pres., George Johnson; Treas., Steve Kunshier; Member at large

Call to order: 10:05 am

A quorum was not reached due to only 10 members and 1 Proxy.

New members to the ranch introduced themselves.

The Nextdoor APP was mentioned as a way to communicate with each other.

Discussed the possibility of a phone roster with everyone's phone numbers for emergencies such as; Fire on the ranch, loose or lost animals.

The 2022 annual budget was sent out with the proxys and was received with minimal discussion.

The purchase of the grader was discussed and the benefits of having it as well as looking into a neutral place to store it along with the fuel tank.

Discussion about the Stop sign and NO Parking signs being vandalized. We are also considering making a Parking area for guests or residents to park temporarily down by the entrance.

Roads: Road conditions were discussed. Roads will be graded as needed and when there is good moisture. We no longer have to wait for Seifert to grade days after it rains or snows. We are looking to get a binder to mix in with the road base that is already pushed off to the sides of the roads. We are also considering putting Mag Chloride on the roads if feasible.

Businesses on the ranch must be within Agricultural guidelines as per the covenants. No marijuana or Hemp grows allowed.

Grazing lease with Dwight Proctor was renewed for 2021-2024.

Discussed the possibility of trying to get a grant to put a culvert or bridge in, on Bronquist, so the fire department can easily access the ranch.

Meeting adjourned at 11:12 am

**December 2021 Red Creek Ranch Newton Board Meeting**

**Date: December 17, 2021**

**Location: Martin McGrath Residence**

**Attending: Martin McGrath; Pres., George Johnson; Treasurer, Steve Kunshier; Member at Large, Misty Kunshier; Secretary and Donna Nelson.**

**Call to Order at 4:14pm**

**Motion to approve October's Minutes – Approved unanimously.**

**Treasurer's report:**

**Balance for October is \$32,076.45. No Income**

**Invoices:**

**George for \$102.05 Paper and Printer Ink**

**Ron for \$302.16 Grader work**

**Ted's Tires for 3,023.86 for New Tires on Grader**

**Balance for November is \$28,630.38 No Income \$483.00 in outstanding invoices.**

**Invoice for \$1857.61 to Colorado Backhoe Service for Road Base/ Gravel.**

**Grader Report:**

**Transmission went out. Parts to repair will run \$8,000.00 – 10,000.00.**

**Repairs will be approved if casing can be re-furbished.**

**Old Business: No word from Quinn Frieberg.**

**New Business-**

**New House on Bronquist owned by Mike ? Submitted a Letter of Variance along with drawings of power pole, to be temporary power while building. Power pole is to be removed and power will be under ground after building is completed per HOA covenants and submitted Variance.**

**Talked about putting all HOA correspondence, letters and board meeting minutes into digital archives.**

**Looking into storage for Grader and fuel tank on HOA property vs. private property (someone's ranch.)**

**Call to adjourn; Unanimously approved at 5:30pm**