

# Red Creek Ranch Board of Directors Meeting

## March 2024

3/23/24 - 10:00am

Location: Francis Knutson Home

Call to Order: 9:58am

Roll Call

President: Francis Knutson

Vice President: Steve Kunshier

Secretary: Amanda Perez

Treasurer: Cassidy Romano-Vogt

Members at Large: John Condon, Martin McGrath

Residents: CJ & Diana Smith, Jeremy Matthews, Brandon Grant

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### **Old Business**

1. Address emails from current Residents:
  - Concerns about road conditions
  - Questions around pending fee increase
  - Potential cattle lease with Busch Ranch for the use of cattle grazing on RCR. Looking into existing cattle lease and renewal status.
    - Lease has been signed and renewed.
2. Cattle Guard Box repair:
  - Material needed for repair has been delivered
  - Welding to be done to complete the repair
    - Repair has been complete.
3. Road Conditions - Heavy gravel purchase needed for roads:
  - New 1.5-3/4 gravel material delivered to test over rocky area between 96 entrance and mailboxes
  - New material is holding up well
4. Pending proposal to raise POA dues from \$150 to \$350, plus \$150 special assessment = \$500 total due starting in 2025.
  - Letter previously sent out was for feedback and informational purposes only. Discussion with residents and official vote to take place at the annual meeting, date and time TBD.

## **New Business**

### 1. HOA Dues:

- There was a Quickbooks error in sending out emailed invoices to some property owners, which resulted in some residents not receiving their dues notice.
- Contact has been made with each resident for missing dues.
- Going forward, only paper notices to be mailed out each year. Emailed notices will no longer be an option.

### 2. Road Conditions/Gravel Delivery:

- New material consisting of road base and clay mixture is continuing to hold up well in the test location between the main entrance and mailboxes.
- Additional material to be ordered for needed roadwork.
  - 40 loads in total - 20 loads to start with, additional 20 loads will follow after original delivery is dispersed.
- Cost will be \$530 per load (28 tons) = \$21,200.00

### 3. POA Insurance:

- New policy needed - Looking into policy changes with Gallagher.
  - We will be staying with Gallagher.
  - Waiting on current bill for payment.

### 4. Snow Removal:

- There has been a resident concern for what the guidelines are around removal of snow on the roads.
  - There are no guidelines. Safety for grader driver deems when snow is removed. As soon as it is safe for the roads to be graded after a snow fall, the driver will begin grading. In the meantime, neighbors are encouraged to band together to manage the snow fall until the grader can get out and remove it completely.

### 5. Website:

- Domain renewal is due. Cost for the annual renewal is \$154.78.
  - Treasurer to take care of payment.

### 6. Association Document Archiving:

- Jeremy Matthews has volunteered to scan archived paper documents from prior years to digital PDF's.

### 7. Resident Proposals/Concerns:

- A. Resident has proposed the use of Flock Safety Cameras at main entrance of the ranch.
  - Cameras would scan for plate identification, but would not identify who owns the vehicle. The purpose is to flag any plates related to stolen vehicles, active warrants, missing people, etc. and report to authorities.
  - Information on the system can be found at: [https://www.flocksafety.com/?utm\\_campaign=EmailSignature&utm\\_source=CommunitySafetySales&utm\\_medium=](https://www.flocksafety.com/?utm_campaign=EmailSignature&utm_source=CommunitySafetySales&utm_medium=)

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- Cost would consist of \$650 for initial connection and maintenance, with an annual fee of \$2,500 for 24/7 monitoring.

B. Resident has made the board aware that Colorado has passed a new law around solar usage.

- Be aware of sales people canvassing the area for home owner sales.

C. Resident has asked if lights will be installed by the mailboxes?

- Yes. Solar/motion detection lights are to be installed in the near future.
- Dark Sky initiatives will be maintained.

### **Treasurer Report**

- Beginning February 2024 Balance = \$33,324.41
- February 2024 Money In = \$19,200.00
- February 2024 Interest Earned = \$0
- February 2024 Cleared Checks =
  - \$481.01 to Steve Kunshier
  - \$600.00 Bank correction for double deposit error by the bank
  - Total = \$1,081.01
- February 2024 Outstanding Checks =
  - None
  - Totaling = \$0
- Ending February 2024 Balance = \$51,443.40
- February 2024 Bills to be paid:
  - \$239.55 to John Condon for repairs to the water truck
- Motion approved and seconded

Call to Adjourn: 10:52am - March 23rd, 2024

**Next Meeting: April 6th, 2024 - 10:00am @ Steve Kunshier Residence**