

RED CREEK RANCH
BOARD OF DIRECTORS MEETING

Meeting Minutes
Thursday, March 10, 2011

I. Call to order:

Sue Potter called to order the regular meeting of the Red Creek Ranch-Newton Board of Directors at 6:00 p.m. on March 10, 2011 at 1918 Newton Road, Pueblo, CO 81005.

II. Roll call: Sue Potter conducted a roll call. The following persons were present: Sue Potter, president; Alan Lucas, vice president; Gabe Trapani, treasurer; Ingrid Mass, secretary; Joe Pothier, member at large; Gary, road committee.

III. Open issues:

Discussion:

Motion:

Open issues:	Discussion:	Motion:
<p>1.0 Meeting called to order 1.1 Approve February meeting minutes</p>	<p>1.1 minutes deferred to a later time to allow Gary to report on the road committee.</p>	<p>1.1 Motion, seconded and approved unanimously.</p>
<p>2.0 Road committee report 2.1 Neighbor conflict on Lakeview</p>	<p>2.0 Gary asked about the possible purchase of equipment i.e. dragger/maintainer for the roads to keep up with maintenance during droughts. The 2010 board already allocated funds for the purchase of equipment and the 2011 board is to allocate additional funds for that purpose. If the road committee can find suitable equipment, the board will approve the purchase.</p> <p>Ingrid questioned the lack of an insurance certificate for Bob Knish but apparently he uses his truck, which is insured. Gary stated that Frank couldn't afford to get insurance because it would cost \$85.00 per month. The accuracy of that quote is questionable, since Gary thought that Frank had asked for \$2 million liability. Discussion by all relating to Frank's anger regarding the boards handling of the road committee members. He stated to Bob and Sue, to Ingrid and others that he intended to quit the road committee.</p> <p>There was also annoyance by the road committee that the plowing hours posted in the bulletin box were inaccurate and Gary stated that Frank actually plowed for a total of 15 ½ hours but only charged for 5 hours. Thus he only was paid \$24.00 per hour. Also, Ted the fire chief plowed Bronquist through Peck Creek area to</p>	<p>2.0 Motion, second to accept Frank's resignation. Approved unanimously.</p>

	<p>assure the pass-ability of the fire truck in an emergency.</p> <p>February meeting minutes reported that when Gabe met Frank to receive his plowing invoice, Frank was asked to provide his insurance certificate at the time of payment. Much discussion generated by Gary about Gabe being a nice guy (true) and paying Frank against the boards wishes when he failed to come up with the insurance form. E-mail from Alan to the road committee was inaccurately interpreted and Gabe read the RCR-NEWTON BOARD OF DIRECTORS AMENDMENT TO RCR-NEWTON BYLAWS, DATED JANUARY 11, 2011, which clearly states that all invoices will be paid if 2RC members sign a purchase order.</p> <p>Ingrid had a bit of a temper tantrum, since the board can only accurately report when told accurate information. Also annoyed about wasting the boards time on trivial nonsense.</p> <p>Also, Colleen, who lives at the very end of Newton apparently, did not get plowed. Gary, reporting for the RC, was upset that since she pays dues, she should have been plowed. Alan was upset because he plowed to Colleen's for 2 years until she stated to him that she was capable of plowing herself. Questions to Gary consisted of why Colleen who is on the RC did not call someone to say she needed to be plowed. Gary was also questioned whether there is a leader on the RC, who would be able to coordinate the efforts of the team.</p> <p>2.1 Gary reported that in his opinion the digging up of gravel from the ditches along Lakeview was fine for Larry Gilgallon to continue. There seemed to be some disagreement by some members of the RC and Gary was strongly advised to elect a person from the RC to coordinate all efforts.</p>	
<p>3.0 Grazing lease report USDA</p>	<p>3.0 Alan, Joe and Gary attended the grazing lease committee on the previous evening. Discussed the USDA report, which concluded that 30 pair of cattle is all that RCR-NEWTON can sustain at this time due to overgrazing and inadequate management of moving the cattle to viable areas.</p>	<p>3.0 Informative only; no vote required</p>

	<p>Gabe reported that in 2009 120 pair were on the ranch and realized that there was no data to substantiate this number of animals.</p> <p>Gabe also did additional research about the grasses available on the ranch and found that overgrazing has eliminated some species of grasses necessary for a healthy cattle diet.</p> <p>Gabe is meeting with Rick/USDA on Friday, March 18th. The USDA is conducting an ecological study on the effect of grazing on the land in this area. There is a map available and Gabe is going to superimpose the USDA map onto the assessors map and hopefully get a clearer picture of the viable grazing areas.</p> <p>Also, 3 water tanks are to be eliminated for the time being, because of overgrazing in those areas and salt licks should be moved away from water tanks to encourage cattle to use a wider area for grazing.</p> <p>The grazing committee is concerned about proper fly control, which was a huge problem last year. Suggestions ranged from lowering Todd's cost from \$12.00 to \$8.00 to ensure his compliance with the fly control. Another suggestion was to keep Todd's cost at \$12.00 and the ranch administers the necessary fly control.</p> <p>The cattle are necessary after all to keep our agricultural status with the Pueblo assessor. Not having cattle would increase taxes tremendously for all.</p> <p>Board is going to draft a letter to Todd and Dwight to ask them to meet with us to discuss and execute the grazing lease. This is to take place after the next grazing committee meeting on the 21st and after Gabe meets with USDA on the 18th.</p>	
<p>4.0 Old news and open items</p> <p>4.1 Watson/pool</p> <p>4.2 Schmidt/trespassing horses</p> <p>4.3 Personal requests by homeowners for individual items on the</p>	<p>4.1 Letter from the Watson's shared with all. Watson still trying to hold board responsible for the existence of a pond. They are threatening to build a berme to redirect water that is pooling in this pond (deemed illegal by the State) to their neighbors land. The affected neighbors are Joe/Theo and Gary/Barb. Alan is drafting a response, since he has been involved in this matter for some time and did extensive research on solutions. He asked permission of Gary and Joe to include their names as affected neighbors and their disagreement in the</p>	<p>4.1 Motion and second for Alan to draft a letter to Watson. Board to review letter. Approved unanimously.</p> <p>4.2</p>

<p>web site.</p> <p>4.4 Questions directed to treasurer regarding the dues and special assessment for non-residents.</p>	<p>berme idea.</p> <p>4.2 Linda McMillan received an answer from attorney representing Mrs. Schmidt, stating that she has 66 acres not 35. She is willing to fence her animals in, but it will take 3 to 4 months. The board responded through our attorney that 3 to 4 months is unacceptable, in light of the pending grazing lease, which encompasses thousands of acres and would be in jeopardy if her 7 horses were still trespassing after the 15th of March.</p> <p>4.3 Some homeowners have requested notices to be placed on the website and Gabe has added LOST/FOUND and will try to accommodate requests in areas designated for those notices.</p> <p>4.4 Gabe has received lots of letters from absentee landowners questioning why they should pay dues and/or special assessments when they do not use the road. All letters have been shared with the board. Gabe has been trying to educate these people on everything that is involved. The board feels that we should minimize personal opinions and refer these homeowners to the covenants/bylaws of the ranch. Gabe and Ingrid are to come up with a more standardized response.</p>	<p>Informative only; motion, seconded and approved unanimously via previous E-mails.</p> <p>4.3 Informative only; no vote required.</p> <p>4.4 Motion, seconded for draft of letter. Board to review letter/s. Approved unanimously.</p>
<p>5.0 Treasurers report</p> <p>5.1 Approve open invoices</p>	<p>5.0 Board peruses STATEMENT OF CASHFLOW, DEPOSIT DETAILS AND ACCOUNTS RECEIVABLE.</p> <p>There have been 586 people visiting the RCR-N website, an increase of 60 from last month. This includes 48 on the property tax section.</p> <p>Gabe and Ingrid are going to meet at the mailbox on March 16th (the last day for late payments of dues). After that date any homeowners in arrears are going to be listed with collections.</p> <p>5.1 Open invoice for attorney fees and petty cash.</p>	<p>5.0 Treasurers report approved as presented.</p> <p>1.1 February minutes approved as presented.</p> <p>5.1 Motion to pay open invoices; seconded and approved unanimously.</p>
<p>6.0 Front entry committee report</p> <p>6.1 Letter from landowner regarding earth</p>	<p>6.0 Alan and Sue report on the front entry committee meeting the previous week. Because of the financial restraint the entry will be built in phases.</p> <p>Phase I is the building of two columns, one on either side of the cattle guard. 5x5x12 high. Stone will cover</p>	<p>6.0 Motion to proceed with entry committee plans as discussed.</p>

<p>tone colors.</p> <p>6.2</p>	<p>the bottom 5 feet. Alan to pick up samples from a company that is selling discontinued stone at \$2.50 per square foot. For 160 square feet that's a great deal. The front entrance committee is going to review the samples. Still discussing whether the columns are going to be covered by flattop or hip roof. A flat top allows for the hidden installation of solar panels to power the light sconces on the main columns. If there is money left we'll discuss the addition of more columns on either side connected with pipe.</p> <p>6.1 Sue researched what exactly is meant by earth tones. She reports that muted, flat tones are required. She is going to draft an answer explaining in further detail than the covenants state, what is acceptable.</p>	<p>Second and approved unanimously.</p> <p>6.1 Motion, seconded for draft of letter. Board to review. Approved unanimously.</p>
<p>7.0</p> <p>7.1</p> <p>7.2</p>		

IV. Adjournment

Sue Potter adjourned the meeting at 9:43pm.

Minutes submitted by: Ingrid R. Mass

Minutes approved by: