

July 17, 2010  
Volume 1, Issue 1

# Red Creek Ranch Newton POA

## A Private Covenant Community

### Special Interest Articles:

- New and improved Web Site full of information.
- The Grazing Lease is executed and partially funded.
- Our Road Committee has formed and is helping define and catalog all road drainage, as well as advise the Board on the road maintenance program.
- The Agricultural exemption has been kept in place by the execution of, and delivery to the Assessor of the executed Grazing Lease

### Inside this edition:

President's Letter.  
Road Committee Report  
Treasurer's Report.  
Proposed 2011 Budget.

Red Creek Ranch Newton 850 Newton Road Pueblo, Co 81005  
Find your Ranch information at [www.redcreekranch.org](http://www.redcreekranch.org)

## The Board of 2010 Welcomes You

Welcome to the 2010 edition of the Red Creek Ranch annual news letter. This year finds us building upon the foundation of the 2009 Board's hard work to define & establish a road maintenance program and fulfill their commitment to increase the transparency of our day to day financial transactions.

To that end, we have totally reconstructed the Ranch Web page. Gabe has provided "Web Master" Assistant" services to us all at no charges.

There are several new links including real estate for sale, annual budget tracking and complete disclosure of financial transactions. The web site is more sophisticated & informative than ever.

To ensure only RCR-N property owners have access to financial information, please contact Gabe for individual private access code to the financial section of the website.

The grazing lease is now in effect and as many of you

know the cows are now on the Ranch.

Our road committee is operational and meets monthly to advise the Board with regards to road issues.

A Front Entry committee is currently being set up. Please join us if you have any interest in participating.

## It's that time again, "Cow proofin time"

With the arrival of the cows on the Ranch, we should all ready our properties to prevent access by the cattle to areas and pastures we do not want them to "graze". Todd & Dwight have been good stewards of their cattle and our land in the past. We certainly expect that to continue. Todd has stated at many past annual meetings that if anyone is having a problem with the cattle, please call him or a Board member. He will take care of it.

Chasing or causing the cattle to run is counter-productive to their weight gain. It is also illegal.

For those of you new to the Ranch, the "fence out" provisions of the CO State Statute apply. If you do not want cattle on your property, fence them out. Fenced properties are at risk of losing your Agricultural status with the

County wick may have an adverse tax implication to the property owner.

Please watch out for "Kamikaze Calves". If a calf is on one side of the road and their mother is on the other, they are sure to run across in front of you. Please anticipate all cattle on the road and drive accordingly. Remember, State law is clear:

**"You hit em, you buy em".**

# Red Creek Ranch Newton POA

## Wild Life on the Ranch



*Some day this little guy may be a herd bull. For now he wants to pose for the camera.*

This year is starting to show signs of being another banner year for enjoying the vast amount of wild life on the Ranch. Several species of colorful birds are showing up. A pair of Golden Eagles has been sighted often in the same area which may mean they are nesting nearby. Our Bald Eagles fly through the Ranch still managing to stir that magical feeling as they soar overhead.

Cow elk and their babies

are living on the Ranch. The cow/calf ration seems to be good again this year. That is a direct correlation to the 22 different bulls cataloged by one individual on our Ranch last year.

At one point in the Fall of 2009 there was a merging of three large herds on the ranch. For a few days there over 125 elk in one group here on the Ranch. Those animals appeared very comfortable here in our back yards and pastures.

Note to any poachers who may read this:

***We are watching and we are many!***

Mule deer have become a common site during the day. 10 years ago they were extremely nocturnal. Development of the Ranch and our individual properties seems to have been good for the deer.

## Front Entry and Signage



As the Ranch continues to develop and progress, our front gate continues their demise. Once a grand log gate depicting an Old West cattle ranch it is now reduced to a tattered reflection of its old grandeur.

The logs have rotted in the ground to a point of not being safe to try and work on. 2011 will see the need to remove them so they do not injure any persons or

their property if they fell over.

To address this issue and related signage most of us feel is needed; a front entry committee is being formed to begin thinking about what we can build in the place of the old gate. The committee will also discuss how we can incorporate a Ranch sign that includes the language to appropriately addresses that we are a "covenant protected

community" and "private road" notification in an aesthetic and economical way.

Most, if not all, labor and equipment for this anticipated project will be volunteer.

So bring your ideas, equipment, and tool belt and join this committee.

# Red Creek Ranch Newton POA

## Road Committee



For the first time in a few years we again have an active road committee that has regularly scheduled meetings (first Tuesday of each month). After getting established in early May, the committee spent the better part of a Saturday driving and viewing the Ranch roads. During this inspection tour, they cataloged the entire Ranch culvert and run off ditch system. They denoted the mile marker location, and work needed at each location. Board member Jerry Malone detailed the committee's notes in an Excel spread sheet for future use. This will allow the road committee will be able to provide accurate advice for culvert repair and replacement in the future.

The committee has worked hard to find a grader & operator that can grade the roads effectively, efficiently, and economically. Different road bases from different suppliers have been tried. The jury is still out on the most cost effective road base. (Cheaper may not be cheaper if it does not work or last). The committee has also spent time and effort looking into a road drag as a tool that could be used in between expensive hired grading of the road. The drag would supplement the grading and help the road base last longer by being placed back on the wearing surface and not at the side of the road or in the ditch.

By coincidence, the committee has the last residences on Vanessa, Newton, and Lakeview as committee members. This gives the committee an excellent cross section of road conditions, road use, and neighbors input. The Board thanks the committee for their time and effort on behalf of all property owners.

### Members:

- Bob Kinish
- Colleen Kuckelman
- Frank Quimby
- Gary Kuzniar
- Joe Pothier
- Terry Mai
- "Z" McCormick

## Web Site

Board member Gabe Trapani has taken our web site to new levels of information and interaction. Gabe says he has "plenty of time to do this kind of work". This definitely reflects in our new web site. New or expanded sections of the web page are:

**Trading Post.**  
Items and services for sale by Property owners.

**Real Estate.**  
Gives property owners a forum to advertise their real property for sale. A report can be provided

detailed where in the Country/World people are looking at your property for sale.

**Public Notices and Gatherings.**

**Association Documents**  
This section displays many of the recorded documents that affect you and your property.

**Financial Reports**  
Monthly treasurer's reports and annual budgets are now posted. These can be viewed only with a secure access code. This code can

be obtained by individual request to Gabe Trapani. His contact information is listed on the website

Please visit the site and talk to Gabe about any additions or thoughts you may have. He is extremely receptive to your input and its incorporation into the web site. Please visit the site and see what Gabe has done for us all.

[www.redcreekranch.org](http://www.redcreekranch.org)



# Red Creek Ranch Newton POA

## Grazing Lease Committee



*Cows on the Hatchet Ranch  
Getting into trouble!*

At the 2009 Annual meeting, the Board appointed a grazing lease committee at the request of property owners present. The committee's task was to negotiate a grazing lease acceptable to Dwight & Todd as well as satisfy the Board's requirements to protect the Ranch lands & POA membership from an economically and liability position. The committee met several times and was led by John Peters who helped

organize the process. After many meetings between the committee, Dwight & Todd a lease was proposed and sent to the Board for their final review and execution. The first week of April 2010 the lease was executed by both parties and hand delivered to the Pueblo Assessor office to keep our Agricultural property tax status in place.

A special thanks to the committee for working through all the issues and personalities to get the job done.

### Members:

John Peters  
Onica Gilmore  
Joe Pothier  
Bob Kinish  
Gary Kuzniar  
Alan Lucas

## Treasurer's Report By Gabe Trapani

I'm pleased to report to you of some changes that I have made to enhance this office and how financial information can more easily be disseminated to RCR-N property owners.

First, the Board has adopted a "state-of-the-art" Bookkeeping and Accounting program, Quick Books (QB for short). This software is the industry standard. It provides financial statements that are accurate and easy to understand. We have been using it since the beginning of the year to generate your reports.

In order to comply with Colorado Senate Bill 100 (SB05.100) the Board adopted a resolution to make all association documents readily available to all property owners.

Click on "Association Documents" and "Financial Reports at:

[www.redcreekranch.org](http://www.redcreekranch.org)

However, in order to maintain some privacy about the affairs of our Association, the page for the Financial Report is "ID and Password" protected. To access to the page you must send me an email at: [c210n@hotmail.com](mailto:c210n@hotmail.com)

For the property owners that don't have access to a computer, we will be glad to mail to them the full Financial Report every month via 1<sup>st</sup> class mail upon request.

Other "Association Documents" posted include:

### **RCR-Newton Documents Tell Its History** with links to:

- Bylaws 1994
- Summary of Covenants
- Declaration of Covenant, Conditions, Restrictions and Easements dated 1996
- Additional Restrictions, (Vanessa Drive) dated 2000
- Article of Incorporation of Red Creek Ranch-Newton dated 2004
- Bylaws 2004

### **Current Governing Documents** with links to:

- Colorado Revised Nonprofit Corporation Act – 1998 (Complete Law Library)
- CCIOA – Colorado Common Interest Ownership Act – 2009 (Complete Law Library)

- Colorado Senate Bill 05.100 (Complete Law Library)

### **Educational Reading** with links to:

- Property Owners Listing
- Duties of Volunteer Directors
- Fiduciary Duty of Board Members

If there is information that has been inadvertently omitted from the website or if you have new information that should be posted please contact Gabe or a Board member.

See you all at the meeting.

**Gabe Trapani** ---- RCR-N Treasurer.

# Red Creek Ranch Newton POA

## President's Letter **By Alan Lucas**

As I write this the Annual meeting is around the corner. It is the one time of the year we all get to meet, face to face, and discuss our thoughts and concerns about the Ranch and its operation. To that extent, I urge you to try and attend. Help us all with your ideas and election of new Board members.

The first six months of this year have been busy. We started out with the 2009 appointed Grazing Lease Committee finishing up their negotiations with Todd & Dwight which culminated with the execution of a Grazing Lease in early April 2010. The Board understood and acted on the possible loss of the Agricultural status of our properties. The largest financial exposure was to those of you who have vacant lots. One POA member's investigation at the Assessor's office revealed that a vacant lot under the Agriculture status paying \$ 47.00 a year would increase to as high as \$ 1,400.00 for a residential classified lot. The executed grazing lease was hand carried to the Assessor's office by the Board. I am happy to report to you that the Agricultural status is intact for this year. Thank you to the Grazing Lease Committee for your time and effort.

*Please read the article about the committee which acknowledges the individuals on the committee.*

The roads, their condition, and their maintenance is, by far, the most significant responsibility any Board is charged with. The development of a road maintenance program, its related budget, and how it is implemented has always been the center of heated debate here on our Ranch. The one fact that no one could ever argue is that clear and comfortable access must be maintained to each property to protect our individual property values. For the last 12 years we have lived on the Ranch, proposals ranged from doing basically nothing to bringing them up to County specifications for dedication. Both of these two extremes were not prudent. Somewhere in the middle is the answer to our Ranch roads and a practical maintenance program. I have personally always been a strong advocate of a large and diverse road committee. This year we have several people who have stepped up and formed a wonderful cross section of road experience and energy to get the road maintenance program in place. This committee meets monthly and has been, and will continue to be, a strong advisory voice to the Board with regards to the day to day road maintenance. Talk to them and give them your opinions and thoughts, which I am sure will be well received.

*Please read the article about the committee which acknowledges the individuals on the committee.*

The 2010 Board has made the commitment to build on the 2009 Board's policy of "open books" and transparency of all Board & Ranch business. To that end the web site has been changed and improved to be able to convey that information to all property owners. Bank statements, disbursements, payables, receivables, check register, invoices, and meeting minutes have been posted. A budget tracker allows you to see what has been spent, and what remains to be spent in each line item of the budget you approved for this year.

Our beautification Committee has worked hard to keep the front entrance looking nice. In this climate we all know how much work it takes. We would like to thank them for all their effort. To compliment this effort, the Board is setting up a Front Entry Committee to discuss the demise of the front gates, and to formulate a proposed replacement structure. Please join this committee.

In closing I want to point out the theme of this letter. 2010 has seen many property owners volunteering in many diverse arenas to help improve our Ranch. We are all burdened with our own problems during these tough economic times, yet the people I have mentioned on the various committees and many others working to grade & drag the road, web site & newsletter production, pick up debris, etc., have been inspired to help develop a sense of community here on the Ranch never seen before. Thank you for your time and effort. I would also thank my fellow Board members for all the time they have spent trying to move the Ranch forward with clarity of purpose, fiscal responsibility, and most of all transparency.

**Alan Lucas**

## RCR Newton POA Proposed 2011 Budget

### Budgeted Income for 2011

98 Lots			
Regular Assessment	98	\$150.00	\$14,700.00
Special Assessment	98	\$100.00	\$9,800.00
Apply funds from reserve account to reduce special assessment			\$5,000.00
98 lot Total income			\$29,500.00
			\$29,500.00
Cattle lease income			\$5,500.00
<b>Total Anticipated Income 2011 calendar year.</b>			<b>\$35,000.00</b>

### Budgeted Expense 2011

Roads			
Grading		\$12,000.00	
Road Base		\$10,000.00	
Culverts		\$2,000.00	
Ditches		\$600.00	
Peck Creek repair		\$1,500.00	
Snow Removal		\$1,000.00	
Road Signs		\$500.00	
Beautification		\$150.00	\$27,750.00
Administration			
Printing		\$150.00	
Postage		\$200.00	
Newsletter		\$200.00	
Website		\$100.00	
Filing Fees		\$100.00	
Annual Meeting		\$250.00	
Office Supplies		\$400.00	\$1,400.00
Insurance		\$450.00	\$450.00
Legal		\$400.00	\$400.00
Front Entry		\$5,000.00	\$5,000.00
<b>Total Budgeted Expenses 2011</b>			<b>\$35,000.00</b>

# Red Creek Ranch Newton POA



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**RCR NEWTON POA**  
850 Newton Road  
Pueblo, CO 81005

#### Contact Information

President: Alan Lucas  
(719) 252.7869  
[alan@elkvalleyonline.com](mailto:alan@elkvalleyonline.com)  
VP: Barbara Riley  
(719)485.1040  
[briley@socolo.net](mailto:briley@socolo.net)  
Secretary: Gordy Gibbs  
(719)485.1040  
[ggibbs@e-gibbs.com](mailto:ggibbs@e-gibbs.com)  
Treasurer: Gabe Trapani  
(719)557.2258  
[c210n@hotmail.com](mailto:c210n@hotmail.com)  
Member: Jerry Malone  
(719)547.3469  
[jerry.malone@acculink.net](mailto:jerry.malone@acculink.net)

**We're on the Web!**

*See us at:*

**[www.redcreekranch.org](http://www.redcreekranch.org)**

## **Red Creek Ranch Newton POA**

#### **New Information inside about:**

- **New Website**
- **Grazing Lease**
- **2011 Budget**
- **Road Committee**
- **Treasurer's Report**
- **Election of Officers for 2011**
- **Front Entrance Design and Construction**

**Annual Meeting Saturday August 28, 2010 – 10:00 am**

Please join us at the Red Creek Fire & Rescue building corner of  
Red Creek Spring Road and 2579 Canyon Heights Road