

RED CREEK RANCH
BOARD OF DIRECTORS MEETING

Meeting Minutes
September 6, 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 September 6, 2011 at 740 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; Beverly Shoemaker, member at large. Robert DeMarrais grazing report and front entry update.

III. Open issues:

Discussion:

Motion:

Open issues:	Discussion:	Motion:
<p>1.0 Meeting called to order 1.1 Cattle lease report 1.2 Front entry report</p>	<p>1.1 Bob reports that he has been in contact with Dwight and since there is not nearly enough pasture to sustain cattle, the lessee's are not bringing any cattle to the ranch this year. Also Scott Hill has been told that his horses will be confiscated if he continues to allow them to graze outside his property. Board members are on the look out.</p> <p>1.2 Bob also reports on the front entry and that the stone layer charged extra for bringing out his generator, picking up stone each day, etc. The agreed upon price was \$1,485.00 and they settled on \$1,750.00 with the add-ons. Total cost for West side is \$5,653.00.</p> <p>Also the east side of the entrance won't cost much more, since Manny is going to use his backhoe to level the ground and is charging the community gas only. Also, Terry has fill and is delivering it for free.</p> <p>The frame to pour the foundation can be reused (saving \$350.00) and the engineer approval is also current (\$300.00 savings).</p>	<p>1.2 Motion and second to transfer \$653.00 the amount over \$5,000.00 budgeted from reserve fund. Approved unanimously.</p>
<p>2.0 Treasurer's report 2.1 2012 Proposed Budget 2.2 Approve September minutes</p>	<p>2.0 Monthly financial statements, balance sheet, statement of cash flow, budget vs. actual and check details and deposit detail was previously sent to the board. Since we had plenty of time to go over everything, there is not much discussion of monthly finances.</p> <p>2.1 THANKS TO GABE, the proper use of the Quick Books program, the accounting and financial reports are extremely easy to understand. There seemed to be confusion by</p>	<p>2.0 Treasures report accepted as presented, by all.</p> <p>2.1 Extremely informative – no vote required.</p> <p>2.2 Minutes corrected. Approved with changes.</p>

	<p>the previous board in regard to the proper handling of funds. For example Gabe pointed out that any monies in the bank at the end of the year could be carried over to the following year in the ‘reserve account’. (See April minutes). Even if it was collected as special assessment. The board wrote a check to All Seasons on December 27, 2010 in the amount of \$12,027.69 for grading and spreading 702.13 tons of road base. The timing of the work performed was based more on spending the balance of the budgeted amount rather than the optimum time to do such work.</p> <p>Also, THANKS TO GABE, who took the time to study CCIOA, we do not need to budget for an accountant, since the ranch income is less than \$250,000.00 per year.</p> <p>Other financial issues are to be discussed at the Annual Meeting.</p>	
<p>3.0 Road Report</p>	<p>3.0 There are some trouble spots in the neighborhood, i.e. a rather deep ditch adjacent to Vanessa. Alan proposes that when the board takes the field trip to the Hatchet Ranch, after the Annual Meeting, we also drive around the neighborhood with Frank and get his input on the repairs necessary.</p> <p>All agree that the ROADS ARE PRETTY DARN GOOD.</p>	
<p>4.0 Open Items</p>	<p>4.0 It has come to the boards’ attention that Gerry Owen, 1275 Newton Road, has placed anchors in the ground for the Anemometer tower that is 66’7’’ feet tall. The diameter of the cables around the tower is 84 feet. There are also blinking lights for the purpose of aircraft warning signals.</p> <p>Even though the board has notified Mr. Owen in writing that his proposed structure is aesthetically unacceptable for our ranch community, he nevertheless applied for a permit with the Department of Planning and Development. He also stated in his application that he was getting permission from the board. We decided to get a copy of the boards’ letter of denial to the P&D office to make sure they are aware and bring the issue to the Annual Meeting.</p>	<p>4.0 Motion and second to propose an amendment to the covenant to the homeowners at the Annual Meeting and hopefully get enough votes to pass the change. Approved unanimously.</p>

	We also decided that an amendment to the covenants was going to be necessary to stop the building of unsightly structures. We all agree that while we welcome solar and wind technology, we don't want to see blinking lights or listen to whirring noises.	
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IV. Adjournment

Susan Potter adjourned the meeting at 8:00pm.

Minutes submitted by: Ingrid Mass