

RCR – Newton Monthly Board Meeting

Location: 7787 Lakeview Dr. Pueblo, CO 81005

Called to Order: 10:00 AM

Roll Call: John Condon - President; Steve Kunshier - Vice President; Misty Kunshier - Treasurer; Maggie Reichel – Secretary

Old Business:

- Cattle water tank system, leaks located.
- Beulah Communications is fixing all the breaks in the water lines that they caused by putting in the fiber optics.
- Plan to update the website for easier use and legacy continuation. Currently researching options for a new hosting platform.

New Business:

- A 10 year cattle lease contract with Dwight Proctor has been signed. In addition, Dwight and his team are working on an application for the Grasslands Project which would grant ag status at the federal level (and which the County could not revoke). The

application is due in April, with determination by September.

- Beulah Communications is still working on the water line fixes as new leaks are discovered.
- Maggie Reichel was unanimously approved as the new Secretary.

Open Discussion:

- Scott Hill:
 - The hill at the entrance of Newton Road is in bad shape. Recommends ripping out the washboard and laying better material down. The Board agreed with the status and prescription but needs water. Scott has a contact at the mill that could potentially grant access to the ditch down the road to fill the water truck. He will reach out and see if this is possible, at which point addressing that section of the road can move forward. Scott mentioned that historically Dwight Proctor graded the road in exchange for the land lease.
 - Scott asked for confirmation that the land lease with Dwight Proctor has been signed. The Board confirmed that the lease has been signed for 10 years.
 - Scott requested a status of the current litigation, noting his concern that the attorney fees could be spent addressing road issues. The

Board cannot comment at this time on all aspects of the ongoing litigation but noted that the expectation is that the lion's share of the attorney fees necessary to resolve this issue have already been spent and will be recoverable. The Board noted that this case required legal action after numerous official complaints from multiple parties and failure to address the violations.

- Scott noted the cones by the mailboxes make the road look like a construction site. The Board agreed but noted they are there to protect the culvert. Discussion ensued regarding replacing the cones with t-posts and reflectors.
- In regards to Covenant 4.3, the signs at the end of Newton Rd. are unsightly. 1 sign is allowed on personal property, but not at the entrance to Newton Rd.

Treasurer's report given – Unanimously approved

Next Monthly Meeting: April 25, 2026, 7787 Lakeview Drive at 10:00 am

Called to Adjourn: 10:50 am

Other Attendees: Francis Knutson, Janine Hyde, Donna Nelson, Scott Hill

