Ranch of the Rockies
Board of Directors Meeting Minutes
Date: July 11, 2020

9:02 am Call to Order by President Dennis Ann Strong
Directors Present: Dennis Ann Strong, Niki Griffin, Gary Woirhaye, Mark Wefler.
Rich Mumm was not present due to work conflict.
Bookkeeper: Carole Smith; Ranch Manager John Adams.

- Review Agenda – No changes were recommended. Agenda was approved.
- Meeting Minutes: Dennis Ann Moved and Gary 2nd a motion to accept the June meeting minutes. Motion passed 4-0.
- Members to address the Board:
  - Don Will called in to request his trash card be reactivated. He was informed that it was turned off for improper use of the compactor. Additional conversation took place regarding the multiple filed county violations regarding the condition of his lot for unregistered and inoperative vehicles and excessive trash and debris, which are also violations of ROTR rules. Mr. Will indicated he had met with Sara Dunn from county code enforcement at his property and discussed a plan of action for correcting the violations. The Board requested that he provide in writing his approved plan of action for correcting the violations along with a proposed timeline. After the Board receives his written plan of action, the Board will reconsider his request.

Committee Reports

- Water Committee – Tom Wells:
  - Tom Wells reported that the annual water meeting with CORA had been scheduled for August 1 at 10:00am at the CORA center. Notification had been sent to both the CORA and ROTR boards. Garver Brown from the State Division of Water will not attend.
  - CORA is responsible for paying ½ of the costs associated with fish stocking, dumpster, and the port-a-potty at the reservoir which so far this year is a total of approximately $3500 plus an expected additional $2200 for one more fish stocking.
  - CORA is also responsible for 4.2% of any maintenance or repairs to the reservoir which so far totals $18,130.
Tom was requested to ask CORA to completely fill out fishing License cards and ask them if they would help with checking the reservoir at least two days a week when the ROTR Ranch manager has off, typically Monday and Tuesday.

Tom is to request that CORA add ROTR to their Insurance Certificate.

If Clay Bandy is elected to the Board, the water committee needs additional members.

Dennis Ann Strong, John Adams, Clay Bandy, and Tom Wells will attend the meeting and represent ROTR.

It was requested that Tom present at the Annual ROTR members meeting the number of well permits that have been issued this year as well as the number of wells drilled and direct members to the summer newsletter regarding an article on our water augmentation plan.

- **Architectural Review Committee – Harry Schmid:**
  - Lot 565, 236 Ladigo Ln.; 96 SF shed approved.
  - Lot 1079, 1155 Bolster Dr.: 3200SF pole barn with living quarters approved.
  - Harry reported that he will retire on 8/8/2020 from the committee.

- **Rules Enforcement: Carol Smith**
  - Carol reported that the lot owner who had stopped making payments on her past due dues contract as the result of being unemployed during the COVID pandemic had resumed making her payments.
  - A letter was sent to the Singletree lot owner with two campers, which have apparently been abandoned on the property for multiple years, regarding the increase in fines for this coming year.
  - Secretary Mark Wefler will follow-up with the Sara Dunn with the County to see if they will accept LUR violation complaints submitted by the ROTR Board.

**Member at Large – Niki Griffin**

- **August 8** will be the Annual Members Meeting and picnic. Niki reported that she has four guest speakers lined up for the meeting, Commissioner Ray Douglas, Sheriff McGraw, Chief Chris Tingle from the Hartsel Fire Department and David Root for the FireWise program. She will request that both the Commissioner and Sheriff attend the meeting beginning at 9:30 so they may be available to hear and possibly respond to comments from members.

- Niki is working on arrangements to have a DVD regarding the FireWise program shown during David Roots presentation.

- Due to the increase in Covid-19 cases within the state, the only food that will be provided will be individually wrapped breakfast treats and drinks. Disposable coffee
cups will be provided. Members can bring their own food for lunch if they so desire. Picnic tables will be set up to accommodate social distancing. A microphone will be set up in the center of the pavilion for members to address the board. Masks will be required when using the microphone and when social distancing is not possible.

- Gift cards will be drawn and given out this year as door prizes to attendees.
- Suzan Gebow will post on the ROTR web site a short article about the details and changes regarding the meeting and will remove the Ranch manager job posting.
- It was requested that preparations be made to take a secret ballot in the event that is necessary.
- Speakers will start approximately 10:30am while the ballots are being counted.
- Two non board members will assist bookkeeper Carol Smith in counting the votes for the two open board positions.
- On the Friday preceding the Saturday meeting the early ballots will be checked and counted.
- Members who want to address the board will need to sign up during registration. If there are multiple people wanting to sign up regarding a specific topic, they will be asked to coordinate as a group and choose two members to address the board on the topic.

**Treasurer’s Report – Gary Woirhaye**

- Gary reported that a CD will come due in September with Bank of the West. Dennis Ann will call them and ask them to roll it over.
- All Board members will need to sign new signature cards after the election for the various banking institutions the Ranch does business with. This can be done at the Board meeting immediately after the annual meeting in August.
- The secretary will need to provide meeting minutes that indicate the new board members and their position.

**Secretary’s Report – Mark Wefler**

- Mark will post the agenda for the annual members meeting at least 10 days to two weeks prior to the meeting.
- The meeting notice should also include notice of the Special Board meeting immediately following the annual meeting to elect officers.
- Mark provided the receipts for filing the annual periodic report with the Colorado Secretary of State on 7/7/20 for $10 and the HOA Renewal with the Colorado Division of Real Estate on 7/7/20 for $33.
- Mark will report on the responses to the 2020 proposed PPR revisions at the annual meeting.
Vice Presidents Report – Rich Mumm was not present

Presidents Report – Dennis Ann Strong
- Dennis Ann reported that 15 applications for the Ranch manager position have been submitted. The board will go into executive session to review the applicants and select applicants for interviews.

Ranch Managers Report – John Adams
- John thanked the board for their support over the years that he has been the Ranch manager, which is almost 10 years.
- One microphone will be at the podium for board members and guest presenters. Another Microphone will be centrally located in the pavilion for members to address the Board.
- John suggested that the ranch consider purchasing a gas powered trash pump to assist in removing the sediment in the bottom of the weir structure at the reservoir.
- Gary moved and Mark 2nd a motion to approve the purchase of a trash pump and accessory hoses, shipping, etc up to a maximum expenditure of $800. Motion passed 4-0
- John reported that new boards had been installed at the horse stalls and will be stained. Niki expressed concern from the horse owners group that John had not been communicating with them prior to making repairs.
- John informed the board that an estimate to extend an electrical circuit to provide an outlet at the water trough at the winter pasture would run approximately $800-$1000. John would do the trenching. The board agreed with along with the stipulation that it wait until after the annual meeting.
- John informed the Board that a long time ROTR member (Rick Trujillo) is near death.
- John informed the board that he will be completely moved out of the Ranch house this coming Tuesday, July 14. He will confirm to the board when he is completely out.
- Dennis Ann moved and Mark 2nd a motion to provide Jack Reinmuth a monetary gift as a thank you for handling all the recycling duties for the last 6 months during John’s illness. Motion passed 4-0.
- There was an inquiry by an individual to use the ROTR horse arena for a rodeo. The board was advised that if permission was granted that a certificate of insurance be provided for general liability Insurance for no less than $1 million coverage and to list the ROTR Association as an additional insured.
Unfinished Business
   No unfinished business was discussed.

New Business
   No new business was brought up.

Dennis Ann moved to move the meeting in to executive session at 12:10 pm. Mark 2nd the motion. Motion passed 4-0. The executive session ended at 2:45 pm and was moved back in to regular meeting. A motion was made and seconded to adjourn the meeting and was passed 4-0. Meeting was adjourned at 2:45pm.

Minutes respectfully submitted by Ranch Secretary, Mark Wefler