



Ghost River Ranch Property Owners' Association
Annual Meeting Minutes
August 20, 2022 at 10a
5000 Cuerno Verde, Colorado City, CO 81019

Meeting Minutes

In Attendance:

Board members:

President Gib Rokich (Lot 2); Vice President Barbara Dickey (Lots 23, 24); Secretary/Treasurer Debbie Oborny (Lots 39, 40, 41)

Members present in person:

Frank Oborny (Lots 39, 40, 41), Shirley Holste (Lot 53), Leslie Waddle (Lot 53), Calvin Holste (Lot 53), Keith Starns (Lot 141), Jim & Sarah Blackmon (Lots 56, 57), Rebecca Bonebrake (Lot 12), Ryan Jacob (Lot 124), Mike & Jessica Back (Lot 83), Bob Christensen (Lots 55, 61), Linda & Jeff Lesmerises (Lot 49), Jill Snead Williams (Lot 18), Mike Williams (Lot 18), Christine Norred (Lots 86, 87), Christopher Goodwin (Lot 89), Jennifer White (Lot 73), Virginia Gillispie (Lots 114, 115, 116, 117, 118), Harry White (Lots 108, 110, 111, 112), Dalienna Wineman (Lots 50, 51), Harry Mullins, Sean Collins (Lot 75)

Members on Zoom:

Audra Duncan (Lot 138), Chris Stearns (Lot 81), Sean Ziegler (Lot 14), Jason Ryan (Lot 14)

Members by proxy:

Lynn Williams (Lot 54), Dan Senkow (Lots 52, 62), Sandra Dern (Lot 6), Julio Cesar Briseno (Lot 69), Stephen Melvick (Lots 9, 10, 101, 132, 136, 139, 143, 146, 149), Barbara Halvorson (Lot 94)

Rancher: Jared Mower

Guests: Pat Carlson, Ryan Sablich, Cheri Chamberlain
(51 Lots were represented at the meeting)

(The meeting was recorded on Secretary/Treasurer Oborny's phone.)

Call to Order/Roll Call/Quorum/Introductions/Ground Rules/President's Address:

President Rokich called the meeting to order at 10:09a. Roll Call was conducted. A quorum was established. The Officers were introduced. The ground rules were presented verbally and printed on the agenda. President Rokich gave an opening address, as well as, announced our guest speakers.

Fall Clean Up Event:

Vice President Dickey announced the event will run from September 1 – 15th. The dumpster will be located off Morning Star Road on a gated property. The flyer explains the rules. Ryan Sablich, Huerfano County Building & Code Enforcement, explained the county has a new wood chipper available at no charge for community clean-up events.

Road Report:

President Rokich stated road grading was just completed. Numerous loads of fill have been hauled in for areas identified as needing improvement. The fill is more porous than before so that should help with drainage. A culvert was placed on Lonesome Whistle Road which should also help with drainage.

Financial Reports:

Secretary/Treasurer Oborny presented and reviewed the revised budget. The YTD (Jan-July) Income/Expense statement was presented and reviewed. The road crew received a \$20,000 budget for repairs and improvements and a \$6000 budget for gradings which still need to be completed and paid for. Thus far, the YTD net income is \$27,267. The Summary of Funds was presented and reviewed. The checking account balance is \$54,107 as of 8/05/2022. The financial reports are no longer on our website due to spammers but the members can make a request for reports.

New CCIOA Laws:

Secretary/Treasurer Oborny stated the new CCIOA laws went into effect on 8/10/2022. The POA's attorney is revising our Policies accordingly and they will be posted to our website upon completion.

Approval of Meeting Minutes:

President Rokich made a motion asking the members to read the minutes quietly to yourself before considering the minutes. Barb Dickey seconded the motion. The motion passed unanimously.

President Rokich accepted questions/comments before voting to adopt the minutes. Member Virginia Gillispie objected that the meeting minutes must be presented and approved separately and in chronological order.

8/14/21 Minutes:

Member Jim Blackmon objected to items 3 & 4. Attorney Jerry Orten proposed what was established as a motion that the contract purchasers have the vote for that meeting. It was voted and approved for that meeting only.

Member Virginia Gillispie objected that no motion was made about the validity of the original ballot and a re-vote was necessary. Former President Blackmon responded there was no question about the validity of the original ballot that's why the ballots were re-done as advised by the POA's attorney.

Member Jennifer White objected that the contract buyers were awarded the right to vote in the election for the duration of elections and not just that one meeting. Secretary/Treasurer Oborny stated the board talked to the attorney and the issue of who gets the vote, is addressed in our Articles and Declaration. These documents must be amended by the members to change the rules moving forward.

A discussion ensued and adopting the minutes was tabled.

12/11/2021 Minutes:

President Rokich made a motion to accept the minutes from the Special Meeting as read.

Member Virginia Gillispie objected because she requested a list of participants by name and lot number; the votes; and the proxies on August 1 and she objected that the minutes only reflected the number of members represented at the meeting. Secretary/Treasurer Oborny responded that she brought all the information that Ms. Gillispie requested and presented everything to her.

Member Jim Blackmon moved that we now approve the meeting minutes as read. Vice President Dickey seconded the motion. The motion passed by a majority vote and the minutes are adopted as read.

4/16/22 Minutes:

President Rokich asked for a motion to adopt the minutes as read. Vice President Dickey made a motion and Jim Blackmon seconded the motion. The motion passed unanimously and the minutes are adopted as read.

Election:

President Rokich thanked Vice President Dickey for her service in office. Three members are running in the election to replace Dickey. Candidates are Ryan Jacob, Esther Keven, and Jen White. Each candidate was given the opportunity to speak. Ryan and Jen spoke – Esther was absent from the meeting.

Nominations were taken from the floor. No nomination was made.

Since this is a contested election, CCIOA requires a vote by secret-ballot. The ballots will be mailed following this meeting. The election will be handled by WestWork Corp. out of Denver at no charge. WestWork Corp is a HOA/POA Management company owned by GRR members Sean Ziegler & Jason Ryan.

Grazing Lease:

The Board is working with rancher, Jarod Mower, to finalize renewing the grazing lease. There are two established watering troughs on the ranch. Thank you to Keith & Amanda Starns and Ben Blackwell for providing water to the cows. The Association is also working with Mr. Mower to set up 1000-to-2000-gallon tanks that the Association can use for fire suppression as well as supplying water for the cows. The Oborny's also volunteered to put a tank on their lot. Bob Christenson has a 300-gallon tank but it's not currently on a truck for immediate use and Keith Starns gave the membership permission to use the water from his tank in the event of a fire on the ranch. Secretary/Treasurer Oborny

concluded by saying Mr. Mower will increase the fee to lease our land since the members are supplying water for his cattle.

Compliance Presentation by Huerfano County Building & Code Enforcement:

President Rokich introduced and thanked Ryan Sablich & Cheri Chamberlain for being here. Ms. Chamberlain began with code enforcement involving camping on your property and the building permit process. Mr. Sablich talked about the county enforcing compliance in Ghost River Ranch. An open forum followed with members asking questions about minimum square footage of buildings/dwellings; roof pitch code; contractor requirements; and code changes with the new laws.

President Rokich opens the floor for comments.

Member Sarah Blackmon thanked the Board for working so hard to make this a good community to live in. In part she said, they have worked on transparency, gave us a closed Facebook page, keeps the members updated via the website, provides a newsletter, collected most all of the dues and encourages the members to be positive.

Rancher Jarod Mower spoke about the issues at the Mustang Arroyo and underneath the railroad trestle. He brought Mrs. Carlson and would like to discuss these issues with Members Harry White and Virginia Gillispie after the meeting. Mr. Mower reminded the members if they go through a closed gate, please do not leave it open as the cows got loose. And, he reminded the members, if you have issues with the cows, please let him know.

Member Virginia Gillispie discussed the two easements on Painted Sky Road. She asked Mr. Mower to give her written documentation from the railroad, on their letterhead, from their legal department because they are going to file a claim against the Association and their title policies as this was an undisclosed encumbrance against their property where they don't have access. Also, there is no surveyor's stamp on the Filing 2 for Ghost River Ranch. Ms. Gillispie also spoke about the need for a separate contract with the Rancher for property owners supplying water to the cows.

Vice President Dickey gave a farewell address and thanked the Board and the members for their friendship while serving in Office.

The Board received a note from an anonymous member asking about the Association's road grader. Bob Christensen said it's in Pueblo West on a lot for sale. It's not operable and would cost too much money to repair.

Adjournment

President Rokich made the motion to adjourn the meeting. Seconded. Passed. Meeting adjourned at 11:35a.

Minutes by Debbie Oborny, GRR POA Secretary/Treasurer: Debbie A Oborny

Approved by the Members on _____.