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**Property Owners’ Association**

**Notice of**

 **Board of Directors Meeting**

**Saturday, April 16 at 10:30a**

**Greenhorn Valley Library**

**Charles Burns Community Room**

**4801 Cibola Drive**

**Colorado City, CO 81019**

**A virtual meeting will also be set up for members to either join via video or phone.**

**A link will be sent to all members who have shared their email address.**

 **If you would like an invitation and did not receive one,**

**please contact Debbie Oborny at daoborny@aol.com.**

If you have any questions, please contact one of the Board members.

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**Property Owners’ Association**

**AGENDA - Board of Directors Meeting**

**April 16, 2022 at 10:30a - Greenhorn Valley Library**

**Introductions & Call to Order**

**New Business**

* Spring Clean Up Event
* Annual Election
	+ Position for BoD – 2 year term
	+ Voting Rights -Contract Seller vs. Contract Buyer
	+ Suspension of Voting Rights
		- Annual Assessments Report

**Unfinished Business**

* Grazing Lease
	+ Water for Cows
* Compliance
	+ Rules, Regulations, Policies, Laws, County Code, Ordinances, Permits, etc.

See www.GhostRiverRanchPOA.com

**Reports:**

* Road Report
	+ Road Maintenance Binder
	+ Bids
	+ Maintenance Schedule
* Media Report
	+ Newsletter
	+ Website
	+ FaceBook
* Treasurer/Financials
	+ 2021 Income/Expense Statement
	+ 2022 Budget Ratification
		- Capital/Reserve Fund
	+ 1st QTR 2022 Income/Expense Statement
	+ Summary of Funds (Reconciliation Report)

**Member Concerns/Comments/Discussion**

**Adjournment**

Please find us on Facebook at “Ghost River Ranch Colorado” and online at www.GhostRiverRanchPOA.com

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**Property Owners’ Association**

**AGENDA - Board of Directors Meeting**

**April 16, 2022 at 10:30a - Greenhorn Valley Library**

***(Have a sign in sheet) (Printed materials) (Opt-in forms)***

**Introductions & Call to Order *(Gib: The meeting is called to order at (time).) (Introductions of BoD. Member introductions?)***

**New Business**

* Spring Clean Up Event ***(Approx $600 p/30y dumpster)(5 dumpsters $3000)(Volunteers? Committee?)(Let’s discuss & Vote.)***
* Annual Election ***(Will be held after the August Annual Meeting)***
	+ Position for BoD – 2 year term ***(Submit a letter of interest to any board member)***
	+ Voting Rights -Contract Seller vs. Contract Buyer ***(Read what the attorney provided & maybe what Melvicks wrote. Two Contract Sellers in POA want the voting rights and have written that into their contracts.)***
	+ Suspension of Voting Rights ***(For not paying dues and/or non-compliant???)***
		- Annual Assessments Report ***(10 Members will have their voting rights suspended due to non-payment of their annual assessments.) (If you are on a payment plan, you will have voting rights, as long as you are following the terms of your agreement.)(Any questions? Concerns? Comments?)***

**Unfinished Business**

* Grazing Lease ***(Should we discuss the new contract w/Jarod?)***
	+ Water for Cows ***(Tanks & Water wells)(Any questions? Concerns? Comments?)***
* Compliance
	+ Rules, Regulations, Policies, Laws, County Code, Ordinances, Permits, etc.

See [www.GhostRiverRanchPOA.com](http://www.GhostRiverRanchPOA.com) ***(I added some rules under “county rules”.)***

***We have our Governing Documents: Articles of Incorporation; Declaration of Covenants, Conditions & Restrictions; Bylaws; CCIOA ((Colorado Common Interest Ownership Act which is state law for HOA/POAs) our Governance Policies adopted from CCIOA; Huerfano & Pueblo County Building & Land Use rules & regulations; and the Colorado Non-Profit Corporation Act.) Plus any state and federal laws that apply. You can find all these governing documents listed on our website (except for some state & federal laws that may apply).(Any questions? Concerns? Comments?)***

**Reports:**

* Road Report
	+ Road Maintenance Binder ***(We created a binder summarizing the cost and details of the road expenditures from 2014 – 2021. This binder will be available at each meeting for the members to review. This information is also available on our website.)***
	+ Bids ***(We received 3 bids and decided on Hanson Construction & Excavation)***
	+ Maintenance Schedule ***(Do we have a timeline? Quote?) (Questions? Concerns? Comments?)***
* Media Report
	+ Newsletter (***Our first newsletter was mailed towards the middle or end of March. It is also posted on our website. Please opt-in for an electronic newsletter to reduce costs for the association. Stamps are going up to $0.60 each plus we have the cost for printing, envelopes & labels. It costs approximately $1.75 for each mailing. $1.75 x 125 members = $221 per meeting notice/newsletter – in which we are doing quarterly now.)***
	+ Website ***(The website is being updated frequently so please check it often.)***
	+ FaceBook ***(We have 55 members. We would love to see more of you!) (Any questions? Concerns? Comments?)***
* Treasurer/Financials
	+ 2021 Income/Expense Statement ***(This and all reports can be found on our website. Go over the report. Any questions? Concerns? Comments?)(Be prepared for gate questions.)***
	+ 2022 Budget Ratification ***(See notes.)***
		- Capital/Reserve Fund ***(See printed flyer presented to the members at this meeting.)(Any Questions? Concerns? Comments?)***
	+ 1st QTR 2022 Income/Expense Statement ***(Review. Discuss PayPal fees. Be prepared to answer any questions about the gates. Why weren’t the 2021 attorney bills paid for October, November and December? Debbie is prepared to answer why the late fees look odd. Any Questions? Concerns? Comments?)***
	+ Summary of Funds (Reconciliation Report) ***(This is the Quarterly Bank Reconciliation Report for the POA. Review. Any Questions? Concerns? Comments?)***

**Member Concerns/Comments/Discussion**

**Adjournment *(This meeting is adjourned at (time).)***

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