

Ghost River Ranch Property Owners’ Association

Regular Member Meeting

04/16/2022 @ 10:30a Greenhorn Valley Library, 4801 Cibola Drive, Colorado City, CO 81019

***Meeting Minutes***

**Call to Order:** The meeting was called to order by President Rokich at 10:45a MST.

**Roll Call:** Board Members - President Gib Rokich, Vice President Barbara Dickey, and Secretary/Treasurer Debbie Oborny & Members – Jill Snead-Williams, Ryan & Michelle Jacob, Chris Herring, Esther & Marty Kevan, Shirley Holste, Leslie Weddle, Calvin Holste, Jarod Mower, Frank Oborny, Doug D’Josey, Virginia Gillispie, Jennifer White, Jesse White, Harry White, Christine Norred, Luis Chan, Alex Santana. On Zoom was – Shawna Stevenson Turpin and one unidentifiable member. (A quorum was not present)

**Spring Clean Up Event:** VP Dickey presented. Members spoke of the pros and cons. It was decided to place one 30 yard dumpster on the ranch, from Mountain Disposal, with a budget of $1000. Secretary/Treasurer Oborny will revise the 2022 budget from $3000 to $1000. Member Chris Herring would like to see more members picking up trash on the ranch. He also picks up tires and car batteries and has them recycled.

**2022 Annual Election:** President Rokich presented. VP Dickey’s position will end in 2022. Please let any board member know if you’d like to run for a position on the board.

**Voting Rights & Contract Seller vs. Contract Buyer:** President Rokich presented. Secretary/Treasurer Oborny said, the law reads, “If only one of multiple owners of a unit is present at a meeting, such owner is entitled to cast all the votes allocated to that unit.” For the 2022 annual election, the association will send the ballot to the address the association has on record which is the address for those paying the annual dues.

**Suspension of Voting Rights:** President Rokich presented. Member Virginia Gillispie stated that historically it’s been the standard for GRR POA, if a member didn’t pay the annual assessment, your vote was withheld. Discussion ensued and the majority agreed. Discussion ensued about voting rights being suspended due to non-compliance. President Rokich said this has to be addressed and the board needs to give amble notice. President Rokich stated if you have a plan in place - come to us, show us the plan and show us you are making progress.

**Annual Assessments Report:** Secretary/Treasurer Oborny presented and stated due to privacy laws, we cannot mention names and/or lot numbers as requested by member Harry White.

**Grazing Lease/Water for Cows:** VP Dickey presented. We have members that have volunteered to have tanks placed on their land - besides the one tank we currently have – to provide water for the cows. The rancher, Jarod Mower, gave a presentation on why it is important to expand the water resources so the cattle will utilize more grass and thus, more grazing of our land. President Rokich said the POA will pay $250 to each land owner (up to 4) and Jarod will supply all the equipment and the cost of installation (if you have a water well). Members argued that the POA shouldn’t have to pay for the water. Secretary/Treasurer Oborny clarified that the POA is paying for the wear and tear on the member’s well. Jarod pointed out that the AG lease is saving those that participate roughly $1000 per year in property tax. Member Jennifer White wants members to know, so they can make an informed decision, the cows can be intrusive and might damage the landowner’s property. The Colorado fence-out laws were discussed. Members must build a proper fence to keep the cows off their land. Rancher, Jarod Mower, also explained, there is a cost sharing program with NRCS if anyone is interested in installing a well on their property for AG use. There are many options available and NRCS will pay a portion depending on the program the land owner chooses.

**Compliance:** VP Dickey stated that all the rules are posted on our website for review.

**Road Report:** President Rokich presented. Three bids were obtained for the roads. Hanson Construction was hired with the most competitive bid. We will be grading three or four times per year and will address the areas that need fill which is where the largest part of the road budget will go. It will take some time to get the roads where they need to be but, with a plan in place, we hope to see improvements. A better quality fill will be used which is more porous and has more gravel in it. This is a much better material than what was used in the past. We have budgeted $36,000 towards the roads in 2022.

For snow plowing, we have set a benchmark of a minimum of 4” of snow before the roads get plowed. But, we also have to consider the consistency, how wet the snow is, and other such variables. If you have a trouble spot, please report it to your board of directors.

Member Esther Kevan suggested we install gates on either end of the ranch to control trespassers who are contributing to the wear and tear of our roads. Speeding is also hard on the roads. And, there are problem areas where the bridges are - like over the Apache Creek. VP Dickey responded, we are planning on fixing these issues but, this will take time.

**Media Report:** VP Dickey presented. In an effort to be transparent, we have instituted a newsletter. The first one went out in March. It did cost us about $1.75 per member so please sign up for an email version to cut costs. Thank you to Jill Snead-Williams for her help with the newsletter. We also have the website and the Facebook page updated and will post regularly.

**2021 Income/Expense Statement:** Secretary/Treasurer Oborny presented. In 2021, we had a net operating loss of $5772. Member Harry White would like more transparency concerning the finances. Secretary/Treasurer Oborny is happy to provide a detailed Profit & Loss statement to any member that requests such.

**2022 Budget & Ratification:** Secretary/Treasurer Oborny presented. The board adopted the 2022 budget on 3/11/2022. A copy was mailed to all members in March along with the newsletter. We have 90 days to present the budget to the members. The budget will be approved in the absence of a veto. As reviewing, it was noted that having quarterly meetings is going to get expensive. Most members agreed we should go down to three meetings per year. And, maybe we can send the newsletter via email to cut costs. Everything will be posted to our website, as well.

**Capital Reserve Fund:** Secretary/Treasurer Oborny presented. The board is proposing the use of a Capital Reserve Fund dedicated for the use of capital expenses which is mainly the repair and improvements of our roads. The account would be separate from our Operating fund. We propose taking $15,000 from the Operating fund (our checking account) and deposit that into a Capital Reserve fund (a savings account per se). This could prevent the need for a special assessment in the future for emergency road repairs. Then in 2024, we will begin to build the account by transferring $32 per lot - per assessment paid - in to the Capital Reserve fund. No, we aren’t raising the dues but we will dedicate a portion of your dues towards the Capital Reserve fund. We can use $7000, of the initial deposit, for the roads this year and $7000 next year, if we need to. If not, the money will remain in the Capital Reserve account.

**1st QTR 2022 Income/Expense Statement:** (Everyone at the meeting received a copy but, nothing was presented as we ran out of time.)

**Summary of Funds (Reconciliation Report):** Secretary/Treasurer Oborny presented. On 1/01/2022, we had $27,121 in the bank. First quarter 2022, we spent $15,057 and made deposits totaling $42,706. We currently have a balance of $54,770 in the checking account.

**Other Business:** Members Virginia Gillispie and Doug D’Josey would like the board to consider using the attorney from Canon City that the POA used a few years ago. They object to the POA’s use of the current attorney, OCHH, because they are a HOA/POA foreclosure firm.

President Rokich adjourned the meeting at 12:57p.

Minutes by Debbie Oborny, GRR POA Secretary/Treasurer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Approved by the Board of Directors on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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(President Gib Rokich signature) (Vice-President Barbara Dickey signature)