Board of Directors Meeting
Minutes
January 9, 2017

The Board members present for the meeting were Stewart McConaughy, Gwen Ballard, Duke Jones, Marcy Kneiper and Nancy Thorpe. Mike Gerber attended by telephone. Ranch Manager, Gordy Sichel, was in attendance and homeowners attending were Larry Martin and Stephanie McConaughy. Chip Gerber attended by telephone.

President Stewart McConaughy called the meeting to order at 4:05 p.m.

Homeowner Comments: None

Minutes

Approve the December 5 draft Board meeting minutes with corrections submitted by Tom Vail (the corrections are noted in the minutes on file). A motion to approve the corrected draft minutes was made by Gwen Ballard and seconded by Duke Jones. Approved.

Financial

Cash Disbursements – The payment to Riverbend Machinery was for mini-excavator parts. The monthly Co-Op bill was for payment of delivered gasoline and misc. equipment and lumber supplies.

Collections Report – Payments are up to date.

Financial Review – The accountant has not sent the most recent reports.

Manager’s Report

Progress on Tasks – Gordy Sichel reported that he has been working on old business this past month as well as assisting Chip Gerber with obtaining bids for condo work. Mary Dybicz has also been assisting in the attempt to obtain bids for work on the condo balconies, decks, and railings. The RV lot is full again. Discussion focused whether to require removal of vehicles that do not have current registrations (the RV Lot Storage Area Rules of Use require that any Stored Property that is required to be registered and licensed for use under Colorado law must have a current Colorado license), and to consider revisions to the RV Lot rules to allow spaces to be used by renters only after owners’ needs are satisfied, and to provide that each owner is limited to only one space to the extent there would not otherwise be sufficient space for all owners wanting a space. RV parking outside the lot should be the last resort and only to the extent, if at all, the Board specifically authorizes it in accordance with Section 13 of the RV Lot Rules or in accordance with revised RV Lot Rules that hereafter may be adopted by the Board. As previously reported, the Ranch passed all of the GWUDI state tests. Condo aluminum wiring should not present a problem when done correctly (one done incorrectly resulted in a melted water-heater connection), and replacement with copper is not needed.
Committee Reports

Equestrian Committee – Marcy Kneiper reported that there are two new horses belonging to renters. The new barn is moving along with delivery projected in six plus weeks and at the original cost. Site preparation is in the planning stages. Electric power will be upgraded as required, at no cost to the Owners at large. Existing water will be used. The flooring will be concrete and matting with a drain system. Horse owners will be responsible for cleaning the barn. Gordy and Rick will be involved with overseeing the management of the project.

FWAC - Stephanie McConaughy indicated that there will be a minor update on fishing regulations coming soon.

Condo Advisory Committee – The minutes from the January 3 meeting are included in the Board packet and filed on the Ranch website. Chip Gerber inquired about the budget process when insufficient funds have been budgeted for condo repairs. Gwen Ballard indicated that, depending on the nature of the work, it could be posted to the condo reserve account rather than to repairs.

Old Business

Budget Ratification – The Budget Review Meeting was held on January 9 at 3:30 p.m. with no homeowners in attendance, other than Board members. The mail-in vote resulted in only 5 votes in favor of vetoing the proposed budget, well short of the required majority for a veto. In accordance with CCIOA, the 2017 Budget as proposed by the Board therefore is deemed approved by the Owners.

Front Entrance Signage – There was nothing new to report.

Water/Fire Irrigation pipeline update – Stewart McConaughy reported that weather stopped the additional work after a third bore could not be completed. Work is expected to resume in March. Stewart, Gordy and Tom Vail will meet with Sopris Engineering regarding a plan to provide temporary irrigation to the golf course.

Drones Policy – Stewart McConaughy reported that a revised policy for prohibiting drone use on Ranch property has been written so that all of the property is included. Most of the homeowners who commented on the policy were in favor of the proposed prohibition, with some wanting exceptions for use in particular areas. Board approval will be required for any exceptions. A motion to approve the revised Drones Policy was made by Duke Jones and seconded by Gwen Ballard. Approved.

Property Boundaries – Stewart McConaughy reported on a fishing/property line issue. Ranch documents and the plats in the County Appraiser’s office are not clear. Mike Gerber suggested that a new survey of the area be obtained from a surveyor who is familiar with the property. A bid might also be solicited for a survey of other Ranch property boundaries. The Ranch Manager agreed to contact our customary surveyor to undertake this assignment.

Pond Dredging Project Report – Mike Gerber reported on his preliminary work. He spoke with Bob O’Brien who supervised the pond dredging project in 1999. Based on that conversation, Mike suggested the next step should be a planning meeting held with consultants Bob O’Brien,
Gilbert Ramirez, and Paul Currier; and Ranch Board members, Gordy and other appropriate individuals including Rick and perhaps Corey Engen. These three consultants have worked with the Ranch and are well known to us. The purpose of the planning meeting would be to discuss the nuances of the project and begin developing a project plan that specifically addresses the approach and extent of excavation, the placement of spoils, and the schedule, number and order of ponds to be dredged. Bids can be obtained and a timetable can be developed with an aim for work to be done in the late fall/early winter, when the water table is low and the ground firm.

Mike noted Bob O’Brien addressed specifics of the 1999 project water diversions, each pond’s drainage, cofferdams, spoils excavation and transport, as well as challenges protecting the fish. Bob noted that Gilbert now utilizes much-improved “on bank” excavation equipment (60-foot-reach excavator) and larger transport truck (40-60 yards) compared to those used in 1999 (10 yards). This will enhance the efficiency of the pond dredging project so that spoils excavation and transport costs can be reduced. Mike emphasized the aim is to be smart and not spend all of the budgeted funds on one pond but to allocate funding so each of the selected ponds can be dredged. A special working session will be scheduled that anyone can attend. Stephanie McConaughy asked that Corey Engen be advised since the Fishing Master Plan refers to dredging.

New Business

Audit Engagement Letter, Audit of 2016 Records – A motion was requested to authorize Gwen Ballard to sign a letter of engagement with Todd Beckstead to conduct an audit of the 2016 records. The motion was made by Marcy Kneiper and seconded by Duke Jones. Approved.

2017 Goals – Stewart McConaughy requested Board members to list their goals for 2017.

Management, staff and board evaluations – Stewart McConaughy asked Board members to be thinking about what we can do better, what we should be doing, as well as Gordy’s recommendations for staffing.

The next BOD meeting will be held on Monday, February 13, 2017.

A motion to adjourn the meeting at 5:12 p.m. was made by Marcy Kneiper with Gwen Ballard seconding.