

Comanche Creek Ranch Planned Unit Owners' Association, Inc.
2020 Annual Meeting of the Owners Minutes
February 1, 2020 10:00 A.M. - 12:00 P.M. MDT
Russel Gates Mercantile Building, Elbert CO

Sign In Time: 9:15 - 9:45 A.M.

Meeting Time: 10:00 A.M.

Quorum: Fourteen tracts were represented by owners and one tract was represented by a valid proxy for a total of fifteen valid voting tracts. Thirteen valid voting tracts is required to constitute a quorum therefore a quorum was validated.

All owners present and the proxy represented were in good standing and able to vote.

Thirteen valid voting tracts is also required to constitute a quorum to change the budget put forth. This quorum requirement was met.

The three Board Of Directors, Milt Johnson, Sally Giles and Jeff Briscoe were present representing a quorum of directors.

Therefore, the meeting could proceed.

Proof of Notice: Confirmed per the mailed packets sent to owners on 12/24/2019.

Owners Present:	Tract:	Owners Present:	Tract:
Michael Johnson	3	Sally Giles	14
Don Sinel	4	Sherwin Van Kooten	16
Tom Wendel	6	Robyn Van Kooten	16
Jeff Briscoe	9	Steve Wysocki	18
Robert Thomasson	10	Archie Dreissbach	19
Gaye Thomasson	10	Sandra Williams	21
Milt Johnson	11	Sharon Siddons	24
Jackie Johnson	11	Steve Nicholas	25
Dennis Duffy	12		
Terri Duffy	12		

Proxy Represented:

Robert Ostrander for Cathie Collins

Tract:

17

Attendees:**Tract:**

Mary Briscoe	9
Derrick Riley	24
Cindy Riley	24
Norm Nicholas	25

Approval of the 2019 Annual Meeting Minutes:

Members were asked if there were any changes wanting to be made in the 2019 annual meeting minutes. No comments were made.

A motion to accept the minutes was made by Dennis Duffy and seconded by Jeff Briscoe. The members voted to accept the minutes. The 2019 annual meeting minutes were accepted.

Director Reports:

Pres. Milt Johnson reported that he will not run again for a director position. The members thanked Milt for his volunteerism to our community and especially thanked him for filling in for the remaining term of the previous president who resigned. Milt mentioned that this BOD made a good team.

Vice President/Secretary Sally Giles reported on the CCROA website. The last six months of 2019 stats: monthly average page views = 98, monthly average pages downloaded = 33. Given we have no previous statistics to compare with, we believe this represents very good use.

Treasurer Jeff Briscoe reported on the 2019 budget vs. actual budget. Reviewed how volunteers save us expenses, postage was cut in half, went over the costs of road base hauling, base is free, took some money from grading to cover the remaining haul expense, timing to grade is difficult because roads grade best when wet. No grading was done in 2018. Our reserves now have one years worth of dues in the account. This is a needed goal this board met.

Committee Reports:

Road Committee Chairman, Robert Ostrander

Thank you to volunteers. The road base material was of better quality. Washboarding...slow down, flag down delivery drivers speeding. Also, hard breaking and accelerating is another cause of washboards. Dennis mentioned that trailers without certain harmonics may also contribute.

Q: Dennis Duffy asked if we will put extra money into roads or into reserves. A: Funds ideally will go into roads if fiscal situation allows it.

Robert O. suggests having a volunteer day, mid June, to clean out culverts and mow easements. Four culverts are crushed inward. Mowing should be done before grading happens. He suggests a cook out after the work day.

Q: Norm Nicholas asked about storm water mitigation to prevent erosion in the area of tract 25 A: Road base needs to be pulled in to build up the road. Water needs to be steered into the ditch, preferably the ditch should be grass. To effectively build up the portion of road in question there would need to be at least 10 inches deep of material.

South Texas Crossing has been on the radar and will be dealt with in 2020. It is undermined on the north side, needing flow fill. The estimated cost could be up to \$2000. However, we will use road volunteers for labor. Jeff Briscoe will be able to acquire the necessary material for an unknown cost at time of this meeting.

Q: Don Sinel asked if there will be any other planned projects.
A: Other than road material and grading, No.

Road committee volunteers for 2020 will be Robert Ostrander, Chairman, Jeff Briscoe, Sherwin Van Kooten, Derrick Riley

ACC Chairperson, Sharon Siddons
Tract 6 received a construction extension in June 2019.
Tract 14 fence was approved
Tract 3 barn was approved
Tract 25 fencing is pending

ACC committee volunteers will be Sharon Siddons, Chairperson, Milt Johnson, Dennis Duffy.

* members changed, see notes under Unfinished Business.

Nomination and Vote for Director Position, 3 year term:

Floor was open for nominees or self nominee.

Milt read names of many years worth of previous board members.

After some time passed with no nominee Robert Ostrander raised his hand to be a nominee and stated he believes non owners can be on the board.

This issue has been controversial in the past. Dennis Duffy read *By-Laws Article 1 - Definitions*. In part it reads, Association...to govern the property therein described through its owners, who as defined, are members of the association and their owner-member elected representatives.

He also read *Article IV, Section 8. d:* in part it reads, An ACC shall be the three board of directors, unless said board appoints a separate and other individuals, who must be Owners of the Association...

This BOD believes this implies that the BOD is to be made up of owners.

Therefore, this BOD ruled that non owners be denied as nominees for the board.

Sharon Siddons then volunteered to be a board member. By acclamation she was approved.

2020 Budget Approval:

Treasurer Jeff Briscoe reviewed the 2020 budget. Don Sinel made a motion to accept the budget. Sharon Siddons seconded the motion.

Voter owner-members approved the budget therefore it was accepted.

Unfinished Business:

At the 12/4/2019 regular board meeting Don Sinel made a motion to have a one time, \$100, assessment. This was not resolved.

Q: Dennis Duffy asked if the board has authority to implement a one time assessment?

A: No. A meeting would have to be advertised, have the meeting and have an owner-member vote.

Don Sinel mentioned that the board should consider a dues increase.

The board does have unilateral authority to increase dues by 10%.

Discussion ensued on whether said assessment can be earmarked for roads only. The board cannot guarantee this.

Jeff Briscoe mentioned that at the time of Don's motion we did not have the full account of our reserves. We now have one years dues worth.

Robyn Van Kooten mentioned that, if needed, we can use the reserves before an assessment be considered.

Don Sinel withdrew his motion for a one time assessment.

*Sharon Siddons asked to be removed from the ACC since she will now be a board member. She does not want to hold both positions. Michael Johnson then volunteered to be on the ACC.

New Business:

None.

Open Forum:

Steve Wysocki asked where neighbors were getting their new address markers. The county offers them for a fee or, for free, go directly to the Kiowa fire department where the markers are made.

Robert Thomasson suggested an annual community picnic to help improve our sense of community.

Derrick Riley suggested Flag Day, June 14, 2020, which happens to be a Sunday. We can coordinated this with the volunteer work day.

Michael Johnson offered to have the picnic in his new barn.

Adjournment:

Robert Thomasson made a motion to adjourn. Don Sinel seconded this motion. The meeting was adjourned at 11:20 A.M.

This report was submitted by
CCROA VP/Secretary Sally Giles.

