**Beckwith Mountain Ranch**

**Annual Meeting Minutes**

**July 22, 2023**

**Cliff Lanes, Westcliffe, CO**

 The Annual meeting was called to order at 1:00 PM by Frank Sterioti, President of the BOD. The attendees were welcomed and together recited the Pledge of Allegiance. 29 properties were represented either in person or by Proxy as confirmed by Jane Stanley, Secretary of the BOD. This constituted the requirements for a quorum.

Cameron Fore made the motion to approve the 2022 minutes and was seconded by Hugh Leney. The vote to approve the 2022 minutes was carried.

Frank Sterioti introduced the Board Members in attendance and briefly outlined the Board’s accomplishments during the year. Afterwards the attendees introduced themselves and the lot(s) they represented.

**President’s Remarks**

Welcome Sign at Copper Gulch and Hitching Post has been freshly painted and updated.

Aristata tower(previously CCT) can now be accessed for servicing via Lot #80 provided by Jon and Pam Gaulding.

HB22-1137 was distributed to all homeowners. Three new House bills have been passed. HB23-1105 has been addressed and we are in compliance with that. HB23-1233 and HB23-178 will be addressed by the next BOD. This was further discussed later in the meeting.

Barn size is now uniform across all four filings.

Parcel Sales - We have welcomed two new families this past year. Dan and Darci Mater on Lot# 90 and Paul and Susan Troyer on Lot #17

Annual Dues Will remain the same at $628 per parcel per year with discounts for payment in full by March 31st, using invoice by email and the grazing credit which may vary year to year.

Frank continued with comments about the areas of concern that are addressed under Committee Reports

**Reminders**

All Fencing installations or changes to existing fencing must be submitted with the API to the Board before being added or changed. Fencing guidelines and the API are available online

Owners with livestock/animals must maintain their properties to minimize issues with odors and unsightly conditions.

 Jane Stanley gave the organic weed control solution using 30%concentrated vinegar, Epsom Salts and nonconcentrated Dawn dish soap requested at the previous meeting.

.The grazing lease and inherent tax advantage was reviewed. Anyone fencing more than 10 acres must use electric wire. Anyone fencing more than 5 acres will lose the agricultural tax status. This is a change from previous years. If there are concerns about the cattle the property owners should contact the Grazing Lease Chairman, Jim Bauer not the rancher.

Fire Mitigation Suggestions for fire mitigation on the properties was presented and discussed at length. Teri Munson was asked to look into exactly what the state grant was and what it would entail for BMR to apply. Mark Kawalek described a mitigation service he has seen used effectively in large areas. It was suggested to further investigate the cost of the service. Individual owners have collectively mitigated their properties and paid for an outside service to chip and shred their slash in the past. Further investigation of this issue was to be passed to the new Board.

**BOD Election**

Frank introduced the two candidates, Gary Mohr and Mike DiLisa, and one of the write-in candidates, Cameron Fore, in attendance. Mention was also given to the second write-in candidate, Kerry Manneck. Gary and Mike and Cameron gave brief statements introducing themselves and motivation to join the Board. There were no other offers of candidacy from the floor.

**Committee Reports**

Grazing Lease – Jim Bauer

Jim introduced our current rancher Montana Canterbury and his father, Rob Canterbury. Currently there are 71 cows and 3 bulls on the property. The bulls will be removed in the next couple of weeks and the cows will begin calving in the next month. All stock tanks are up and running. The tank on Lot #29 was moved at owner’s request, but remains on this lot. Hugh Leney, owner of a back up tank, reported his tank in no longer in service.

Roads – Frank Sterioti

Frank reported R & R is currently working on repairing the damaged portions of the road and grading throughout Beckwith. Questions concerning excessive dust issues were discussed. It was decided that Frank working with the new Board would look into the cost of watering down the new gravel. Excessive speed was discussed as the principle issue causing the wash boarding and possible solutions discussed with our legal consultant in the coming year.

Jeanine Leslie reported a dangerous ice situation on Corral North and requested some options to improve those conditions next winter. Frank was going to check with Russ about possible application of grit or sand to remediate the issue.

Theresa Majka will continue with the responsibility of spraying noxious weeds along BMR roads. Lon Garner and Jim Bauer will be completing the roadside trimming in the next week or so, but have been delayed by continued dryness and the risk of inadvertently sparking a fire if the mower strikes a stone.

Gates – Dave Valentine, Vern Baumberger assisted by Frank Sterioti and Mike Rulo

Corral North received new actuators and had repairs to bent cross pieces. A new photo lens has been installed to prevent the gate from closing prematurely if a vehicle doesn’t clear the opening in 70 seconds. Reflective tape has been added to improve visibility at night. We are experiencing difficulties with the Reatta Rd. Gate and it will be the next gate to be updated. Depending on budgetary adjustments eventually all gates will be upgraded.

Architectural Review Committee (ARC) – Acting Chair Frank Sterioti

3 homes have been completed bringing the total number of homes to 39, 3 are under construction.

API s have been approved for:

Solar panels – 2 properties

Sheds – 3 properties

Greenhouse – 1 property

BOD fence approvals – 6 properties

**Financial Highlights**

Jane Stanley reported midyear expenses were at 17% but noted road grading was in process and accounts for another $25,000 in budgeted expenses. The reserve fund has $30,574.24 in savings and CD. The contingency fund is currently $2000.

It was noted 7 properties have not paid their dues this year and certified return receipt letters have been sent. One property owner is two years in arrears and effort is being made to locate them. Legal follow up may be necessary.

The 2024 budget is essentially the same with noted exceptions for a reduction in Office Supplies, Legal Fees, Grading and Signs with increases for Website, and Gates.

The motion to approve the 2024 budget was made and seconded by D. Valentine and C. Kreibaum.. The vote to approve was unanimous.

**Other**

Frank discussed the three new House Bills dealing with HOAs,POAs, and Mobile Home Parks. HB23-1105 deals with homeowner’s rights and creates a task force to deal with the issue. HB23-1233 deals with the right of Homeowners to have electric vehicle charging station in their homes and HB23-178 has stipulations concerning waterwise landscaping.

**Results of the Election and Ballot Question**

Gary Mohr, Mike DiLisa and Kerry Manneck were elected to the Board.

The ballot question to move forward on combining all the filings was approved and will be put to vote in a formal vote in the future.

Meeting was adjourned at 3:00PM

**Addendum**

The new Board met following the meeting to elect officers:

Gary Mohr, President

Kerry Manneck, Vice President

Mike DiLisa, CC&RS, ARC Chairman

Jim Bauer, Grazing Lease

Jane Stanley, Secretary