Beckwith Mountain Ranch

Annual Meeting Minutes

July 27, 2024

Cliff Lanes, Westcliffe, CO

**DRAFT**

President Gary Mohr called the meeting to order at 1:00pm. He then led the attendees in the Pledge of Allegiance. Secretary Jane Stanley confirmed that there was at least 10% of parcel owners present to constitute a forum.

Motion was made and seconded to approve 2023 Annual Meeting Minutes. Motion approved unanimously.

Gary welcomed all to the meeting.

Current BOD members were introduced:

Gary Mohr – President – is ending his first year of a two-year term.

Kerry Mannick – VP & Treasurer – is ending her first year of a two-year term. Kerry was unable to attend the meeting.

Jane Stanley – Secretary – is ending her second year of a two-year term. Jane has opted to not run for a second term.

Jim Bauer - Grazing Lease Chair – is ending his second year of a two-year term. Jim is running for a second term.

Mike DiLisa – CC&R & ARC Chair - Mike is ending his first year of a two-year term.

Thirty two property owners signed in representing 22 properties. Property owners introduced themselves.

BMR Rancher, Montana Canterbury, was introduced.

There were three guest speakers at today’s meeting:

Justin Krall, Wildlife agent, provided information to property owners related to living with wildlife in a residential development. Suggestions to keep bears away from properties were addressed as well as the need to keep dogs from chasing deer.

Jeremiah Coleman, Wet Mountain Fire Protection District, talked about the equipment they have on hand and that they were expecting a new fire truck in the near future. Hitching Post is the unofficial district line and that property owners should check their tax statement to see who they pay taxes to (WMFPD or Deer Mountain). WMFPD will not respond to a fire in the Deer Mountain District unless they are actually called for mutual aid.

Robin Knappe, Wildfire mitigation, provided some information about community protection plans. Please refer to the email’s forwarded from Teri Munson for more information.

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Parcel sales since 2023 Meeting include Lot # 58 Clayton Cox; Lot #76 James Montgomery; Lot # 91 Steven & Emily Meszaros

Committee Reports were next on the agenda. Since Kerry, our Treasurer, was not present at the meeting, Jane Stanley gave the financial report. That report was sent to all with the Annual POA meeting documents for your records. 2025 Dues will remain the same at $628.00 per parcel owned before any applicable discounts.

Fencing – owners were reminded that an API must be submitted to and approved by the BOD before any fence can be installed. Fences were approved for Lot #’s 16, 24, 49 & 91. More information can be found on the BMR website.

Roads – Gary Mohr reported that our road maintenance contractor, Russ Gillespie, completed annual road maintenance and brought in 104 loads of gravel.

Grazing Lease – Jim Bauer reported that water for cattle was located on Lot #’s 18, 28 & 49. There are currently 99 cattle on BMR & some may be calving within the next few weeks. Please contact Jim if there any questions or concerns about the cattle. Please do not contact the rancher.

CC&R’s/ARC – Mike DiLisa reported that API’s were approved for the following: Lot #8 – house under construction; Lot #21A – addition to existing building and overhang; Lot #’s 45 & 95 – shed/barn; Lot #26 – driveway variance.

Gates – Dave Valentine introduced the use of Temporary Gate Codes for events in Beckwith. This is being done in an attempt to reduce the number of outside people having our gate codes. There is a form on our website that owners should fill out to request a temporary gate code if they are planning a gathering at their home.

BOD Candidates were introduced: Jim Bauer & Theresa Majka

The CC&R changes 6.4 Residential Purpose Only and 6.8 Commercial or Institutional Use passed in all 4 filings with a minimum of 67% in each filing.

POA vehicle stickers – Carol Croft presented, as something to think about, the use of stickers on BMR owners’ vehicles to help identify non-owners driving the roads in BMR. One owner asked Carol what we should do if we see a vehicle without a sticker. Carol reported that she had followed at least one vehicle to ascertain that that vehicle did have a valid reason to be in Beckwith. Mike Rulo suggested it may not be best safety practice to confront suspected vehicle, but take note and follow up with the Sheriff Dept.

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Feasibility of a Mobile Beckwith Water Source – Gary Mohr reported that WMFD is auctioning off a retired fire truck. He had sent out an email to all owners listing the Pluses & Minuses of BMR purchasing this truck. After some discussion and input from a handful of owners, it was decided that this truck isn’t a good fit for BMR purposes.

Election of BOD votes were announced: Jim Bauer & Theresa Majka were elected to the BMR BOD for a 2 year term.

Owners were reminded that the speed limit in BMR is 25 mph. This helps keep some of the dust down. Also, please slow down for those owners out walking, cycling, horse riding on our roads as well as for cattle.

Meeting was adjourned at 3:00 pm.

The Power Point presented at this meeting is attached.

Theresa Majka

Secretary BMR BOD