Minutes from BMR BOD meeting of January 30, 2025

Meeting called to order at 6:04pm

BOD members present: Gary Mohr, President; Theresa Majka, Secretary; Jim Bauer, Grazing Chair; Kerry Manneck, Treasurer/Vice President; Mike DiLisa, CC&R Enforcement/ARC Chair. Mary Bauer, Bill Uhl & Chris Mohr were also present at the meeting and approximately 10 owners were on the call.

We have a quorum. Minutes from October 23, 2024 BOD meeting approved.

President’s Opening Remarks – Gary encouraged all owners to conserve water & be aware of fire danger in our area. He also mentioned that wolves released in the North Central part of CO in Dec 2023 have been moving South, and have been tracked in Fremont County & will possibly be moving into Custer County. Owners can go to Colorado Parks & Wildlife website to read more about wolves in CO & also to see a map which shows where the wolves have been reported.

Treasurer Report – Kerry reported checks written over $200:

Legal $1500; Accounting $435; Gates Maintenance $225; Snow Plowing $3600

Current balances: Checking $37,963 Savings $22,626 CD $8097

Gary thanked Kerry for converting BMR CC&R’s to searchable documents.

Committee Reports: Properties sold – Lot #76

CC&R’s – nothing to report

ARC- Lot #3 – house construction approved; Lot # 26 - barn approved

Roads: Gary spoke with Russ about excess gravel being pushed off roads while snow plowing. Russ has other drivers plowing the roads for him now. Owners have to realize that our roads are irregular & there is no way to avoid pushing some gravel off the roads when plowing. There is a $40,000 John Deere program that can be used to help keep a plow along the road edge, but that’s too high a cost. Gary also spoke with other professional snow plow operators who think it is acceptable to use a road grader to plow snow. Gary feels Russ is doing a great job & so we will continue to have Russ plow our roads. Also talked about getting reflective markers in some areas along the roads for better visibility in heavy snow. It was decided to try an area next winter to see how that works.

Gary also talked about camera’s for gates – Issues brought up were cost, camera theft/damage, action taken by Sheriff if damage/trespassing occurs. Lot #49 had someone drive through his fence, dropped the license plate which was given to Sheriff, but as far as we know, nothing was done. Gary will look into these issues & report at a later time. (The owner of 49 was contacted after the meeting & did say that he never heard from the Sheriff)

Gates – Dave Valentine couldn’t be at meeting so Gary gave his report. Dave does monthly maintenance at all gates. See attached note from Dave.

Grazing Lease – nothing to report. Cattle will be brought in in the Spring.

Gate Codes – Dave can give a one day code for guests if/when an owner has a gathering. Gary mentioned changing the gate codes. One owner suggests a separate gate code for delivery drivers so we don’t have to change that code as often. Also suggests a code for contractor during construction which will be deleted once construction is complete. Also give maintenance/repair a 2 or 3 day code. All of these ideas will be reviewed by the BOD & Dave Valentine.

Sharing Gate codes with friends – Gary heard from property owners who are concerned that a neighbor gives the gate code to friends so they can come into BMR – Gary said we can’t restrict use of an owner’s property. We try to put up a reasonable amount of security but it will never be perfect.

Emergency Response Team – Teri Munson brought this up because there was a medical emergency in BMR in November when we had heavy snow & roads hadn’t been plowed yet. EMS & Coroner could not get where they needed to be. Jim Bauer & Gary Mohr volunteered to help with plowing if/when this ever happens again. An owner or EMS can call Jim or Gary and they will plow what they can to help, if they are available. Gary wants to make it clear that for legal reasons this is not a sanctioned BMR Committee. This is neighbors helping neighbors on a volunteer basis. The volunteers make no guarantee that they will be available in case of an emergency. Teri volunteered to be a contact person. (The BOD suggests owners, in addition to calling 911, have a plan for any emergency situation. Also suggests we get to know our neighbors & have someone who we can call if in an emergency situation)

Parcel Lockers – Gary says there isn’t much we can do about USPS mailbox parcel lockers. He spoke with mail carrier to try to help sort out keys. Theresa talked with mail carrier about BMR purchasing new locks for the parcel lockers, and also about putting different numbers on two of the parcel lockers to avoid some of the mixup. Mail carrier didn’t think either would help.

Everbridge – owners can sign up for Everbridge on Custer County website, Emergency Management website, Sheriff website to receive emergency alerts in our area.

Scammers attempting to sell property – A few months ago a scammer attempted to sell a vacant lot in BMR that did not belong to them. Theresa spoke with three or four Real Estate agents in Westcliffe who all agreed that us sending them our website would be helpful. If an agent could not get in touch with the property owner directly, they would contact the BOD through our website and we would alert the owner. The agents also said they do look at the County records online to get a mailing address of the rightful owner.

A property owner asked if we can give our Shared Directory to Real Estate Agents. According to CCIOA we cannot share telephone numbers or email addresses of owners to others outside BMR. We can only share that information with other owners with prior written consent.

Aristata – six property owners sent in what their experience has been with Ariistata for Internet. Five of those are very satisfied with the service & the techs they have dealt with. Most report few outages but feel they are no more frequent than in even more populated areas with different providers. Also mentioned was the reasonable cost. One owner felt service & response has been noticeably poorer. That owner feels Aristata is the worst we’ve had for downtimes, updates, and repairs.

Jon Gaulding asked what policy BMR has for Realtors showing property. In the past, the BOD has asked Realtors to not give out gate codes and to personally accompany the potential buyer to the property. It is up to the property owner who is selling the property to give gate code to the agent.

Meeting adjourned at 6:57pm. Next BOD meeting tentatively scheduled for March 12, 2025 at 7pm

Theresa Majka Secretary BMR BOD