**Beckwith Mountain Ranch POA**

**Board Meeting Minutes**

**Date 02.22.2024 Time 6:00 PM**

**Place: Mohr Residence 283 Corral North or Dial-In**

1. **Call to Order**

**The meeting was called to order at 6:06 PM. Three Board members, Gary Mohr, Jim Bauer, and Jane Stanley, were present with two, Kerry Manneck and Mike DiLisa, on the conference line. In addition, 4 property owners were present with an additional 10 on the conference line. (By the end of the meeting there were 24 members who had called in). The requirement for a quorum was met.**

**The Board unanimously approved the minutes from the 11/2/2023 meeting.**

1. **Opening Remarks**

**Gary Mohr welcomed all the attendees and introduced all present including the Board members, residents and all those who had called in.**

1. **Treasurer’s Report**

**Kerry Manneck submitted the Profit & Loss Budget vs. Actual thus far for 2024. She reported Checking Acct contains $81,553.08, Savings Acct.--$ 22,607.67 and the CD--$8,079.08. She noted the 4 checks written for greater than $200 to R & R Construction(2 checks for plowing), Mary Bauer(1 for bookkeeping), Lauren Holmes (legal fees), and one for annual insurance payment to Traveler’s Insurance. After discussing the amount currently in the checking account with Mary Bauer and Theresa Majka and reviewing the amounts previously distributed it was her recommendation that Property Owners receive a $500 credit on this years’ dues.**

1. **Committee Reports**

**CC&R’s – Mike DiLisa reported there were no new complaints or issues filed.**

**Gates—Dave Valentine was present and gave a thorough report of the current status of the gates. Please see the written attachment detailing his report.**

**Roads & Signs – Gary Mohr reported Frank Sterioti had resigned from the Road Committee and he(Gary) would be following up with Russ in April to review the roads status and need for any repairs or additional surfacing. Mark Kawalek said he would like to discuss some ideas he has for remediation of the wash boarded sections of the roads and would talk/meet with them later.**

**Grazing Lease—Jim Bauer reported Montana Canterbury, our rancher, would be returning in the Spring with his cattle and he and Jim would be replacing the stock tank on Lot #49. He noted the tank on Lot #18 may also need replacing this year, but they will recheck it this Spring for any problems.**

**ARC –Mike DiLisa reported there had been no APIs received other than for fencing on Lot #16 to be voted on by the Board. And new utilities were being installed on Lot #26.**

 **Special Committee Report—Carol Croft, Chairperson of the Covenant 6.4 Committee, submitted the proposed changes agreed upon by her committee. See attachment. The proposed changes were reviewed and approved to move forward for legal review. Gary Mohr, thanked Carol and her committee members for their diligent work. The Committee members were: Carol Croft, Karen Rulo, Lynnie Wennerstrom, Teri Munson and Clara R. Epstein, MD.**

**After discussion it was decided and approved by the Board to be sent as a stand alone item to be voted on by the members of the POA with the understanding that it would require 67% of each filing to approve and pass. Further discussion of how to best facilitate passage included asking our legal consultant if BMR can accept e signatures in lieu of actual paper signatures for the members.**

1. **Unfinished Business**

**Lot # 18—Nonpayment of dues for two years-Board voted and approved sending to legal for collection.**

**Lot #11—Issue has been resolved satisfactorily and letter to owner stating such was approved and signed.**

**Barn Overhang—As per discussion at the November BOD 2023 meeting the Board voted and approved striking the sentence in the November 2022 Amendment to the Design Guidelines under item #2 that reads as follows:**

**Footprint does include overhangs for hay whether they be sided or open they are considered square footage.**

1. **New Business**
2. **Amount and Distribution—As previously stated the recommendation from the Treasurer was to distribute $500 of the identified surplus back to the Property Owners. After discussion it was voted on and approved by the Board to do so based on current checking balance and sufficient reserves in the event of unexpected expenses principally involving the roads. If it appears expenses continue to be lower than anticipated it was suggested that either dues be lowered or the surplus be given annually.**
3. **Moving forward on Combined filings—It was decided to postpone further legal review of the proposed combined filing document until the 6.4 covenant is reviewed and either passed or declined.**
4. **Proposal to organize a voluntary roadside trash pick up on the perimeter of BMR—This issue was met with enthusiasm and approved to be organized by Gary and Chris Mohr. Our legal advisor will be consulted concerning the need for signed waivers of liability from participants and Gary and the secretary will be in touch with details.**
5. **Pet/livestock burial in BMR—Gary Mohr reviewed the property restrictions concern burial of livestock or pets in Colorado and the Department of Agriculture and found no restrictions for domestic animals as long there is no risk to water sources or infectious danger to humans.**

**Adjournment was declared at 7:34 PM.**