Beckwith Mountain Ranch

 Annual Meeting Minutes

July 26, 2025

Cliff Lanes, Westcliffe, CO

President Gary Mohr opened the meeting at 1:00pm. After the Pledge of Allegiance & a Moment of Silence, Gary introduced himself. Secretary Theresa Majka verified a quorum. Minutes from the 2024 Annual POA Meeting were approved.

Introduction of BOD members: Gary Mohr, President; Kerry Manneck, VP & Treasurer; Theresa Majka, Secretary; Mike DiLisa CC&R Enforcement: Jim Bauer, Grazing Lease Chairperson. Property owners attending introduced themselves.

Gary introduced BOD candidates: Sally Harvey, Mike DiLisa, Mark Kawalek, Gary Mohr. No other owners wish to declare themselves as a candidate.

Gary reports 1 house under construction with a total of 45 houses on 100 lots. He also mentions the Senior property tax break – if an owner is 65+ and BMR is their primary residence for at least 10 years, there is a discount given on property taxes. Teri Munson reported that the tax break also applies to Veterans with 100% disability.

Gary asks owners to please obey the speed limits and to slow down, especially when walkers, horse riders & bicycle riders are present.

Number 1 threat to BMR Properties is fire. We have a strict policy for open burning (attached) Burning in an outdoor grill, chiminea, fireplace, campfire is allowed as long as the County you are located in does not have an active fire ban.

Gary asks to please don’t feed wildlife – per Division of Wildlife/Parks & Wildlife – we are not allowed to feed wildlife at all. Colorado released grey wolves from Washington State & British Columbia, and those wolves are being monitored & came close to Custer County Line a few months ago. He also points out that we do have other predators that owners should be aware of – bears, wolverines & mountain lions.

Gary reports the roads were graded, some culverts cleared out & more gravel was added where needed. He reminded owners who have culverts at their driveways to clean out the culverts so water can get through. An owner asked if Russ would put out cones on the roads where he is working. Gary will look into that. Gary, Jim Bauer & Tom Castor cleaned out the cattleguard at Corral N & CopperGulch.

Tom Castor has agreed to take over as Roads chairperson in BMR. Jim Qualey & Theresa Majka monitor snowfall in BMR & call Russ to plow if we get 6” or more. Theresa sprays noxious weeds along roads in the right of way. Gary attended a weed class sponsored by CSU extension. Custer County does not have a week officer, so the weed officer at the class was from Huerfano County. Gary asked the weed agent from Fremont County to come to BMR to do a survey to see what weeds are here & what are the best ways to control them.

Dave Valentine explained what to do if an entered code doesn’t work. Wait 10 seconds then enter the code again. If a wrong code is entered by mistake you can immediately enter the correct code & gate will open. Up to 20 buttons can be pressed before the keypad will time out. Dave suggested using a clicker (contact Mary Bauer to purchase those). HomeLink in a vehicle can also be programed to open the gates. Takes 13-14 seconds to open a gate, 14-15 seconds to close the gate. Gates stay open for 75 seconds at all gates except Corral N, which stays open for 1 min 50 seconds. Photo eye sensors have been installed at all gates, on the outside of the gate, to sense a vehicle entering and will reverse a closing gate if something blocks the sensor. A clicker can also be used to close a gate after entering or exiting. When entering be sure you are beyond the 25 ft marker that automatically opens the gate before using clicker to close the gate. The gates are battery powered so if a battery fails the gates will not function. John Stanley repaired the wooden posts that support the keypads. Dave said 3 have been hit in the past 12 months. Vern Baumberger & Jim Bauer also help with the gates.

Grazing Lease – Jim Bauer Montana Canterbury is our current Rancher. Cow & calf are considered one unit. No bulls are currently on BMR now. Grazing Lease runs from April 15 to Nov 15 but could run longer with weather or other situations. There is a tax advantage to owners with BMR having a grazing lease. CO is a fence out state, so owners need to fence out cattle if they don’t want them on their property. If an owner wants to fence out 10 acres or more, they must install an electric fence. An API is required for ALL fencing in BMR. POA supplies water for cattle on lot #’s 18, 28, 49, 97. In addition, Canterbury’s have a windmill & stock pond off Reed Rd. This is a pond on lot #69 which is only filled if we have a decent rainfall.

ARC – Mike Di Lisa one house is currently under construction. API’s have been submitted for Lot # 8; #21 (addition to existing building); #26 (variance for driveway); #45 (construction of new barn): #95 (storage shed).

Treasurer Report – Kerry Manneck dues will remain the same - $628 per parcel for 2026. Currently 4 owners are behind on paying dues. In Jan or Feb of 2026, the BOD will determine the amount, if any, of distribution of Surplus Funds which would be deducted from Annual Dues Invoice. (Property Owners who are not current in their dues and assessment payments will not be eligible for the refund.) Kerry reviewed 2026 Proposed Budget which was included in Annual meeting packet. Current balances: Checking - $53,373.31; Savings - $22,641.52; CD - $8,133.99. No owners objected to 2026 budget & it was approved.

Roads Suggestions – have Russ put orange cones on road where he is working. Have Russ extend blade over driveways to clear snow so owners can get onto their property. Another owner said he hires Russ to plow his driveway and has no problems getting into or out of driveway due to snow.

Unfinished Business – Running a Business in BMR – Gary went thru the steps the BOD has taken to come up with a change to CC&R’s that would allow owners to have a small business that would not infringe on other owners. He explained that we need 2/3 majority vote in each of the 4 filings in order for any change to be made to the CC&R’s. Gary states the BOD cannot prohibit businesses but can restrict businesses. We can have more strict rules related to businesses than the rules of both Custer & Fremont County. An owner suggested a committee be formed to review existing or proposed businesses to make sure they are compliant with BMR CC&R’s. Rules in Fremont County are different than rules in Custer County. 4H animals cannot be prohibited in either county. Gary also mentioned that the BOD would like to make the CC&R’s uniform throughout Beckwith rather than have 4 sets of CC&R’s. Our lawyer gave us an estimate of $10,000 to $20,000 to get all the information in one place. An owner asked if there have been complaints or problems with businesses in BMR that can be addressed under the state statutes. Gary answered yes. Owner then asked if there is a critical need at this time to address the problem. Gary answered that one issue is that Fremont County defines an animal unit differently than our ranchers. Fremont allows 3 animal units per acre which would mean an owner could put 100 cattle on a property. The BOD doesn’t think anyone would want their neighbor to be doing that so this is a potential problem the BOD is trying to avoid. Another owner questioned the legal information we received from our lawyer, suggesting that what our lawyer told us was in violation of the state law. This owner felt that both Senate Bill 24-134 & CCIOA state that an HOA could only enforced rules related to 5 specific areas. Another owner pointed out that while both Senate Bill 24-134 & CCIOA do list 5 specific areas an HOA can control, they also state “or other matters concerning the operation of a home-based business.” Custer County also lists a few businesses that are not permitted, but also states “are not limited to” those listed. Gary reported that both Fremont & Custer Counties have told him an HOA can be more restrictive which leaves it open to an HOA to adopt & enforce reasonable rules & regulations. Gary reported that in June he did have a phone conversation with our lawyer for about an hour. They talked about some of the issues we have & that we are OK where we are & that we are in compliance with the law. The questions are what do we want our community to look like & how do we want to shape it? What do we want to allow, what do we not want to allow. We have the freedom to make those choices for our community. An owner asked who is making those choices. Gary said we did have a committee about 2 years ago to revise sections 6.4 & 6.8 which was presented to the entire ownership. It was passed, but ballots were not filled out according to state law. If the BOD decides to do anything we will ask owners first if what we are preparing sounds reasonable. If it goes out for a vote, the BOD will send a letter & a ballot via USPS with a self-addressed stamped envelope to return to the BOD. If we get 2/3 vote from each filing, then it goes into effect. But nothing happens without owner approval. The BOD is not asking for anyone to vote on anything today. We want owners to know what the process has been, what we’ve been doing & how hard we’ve been looking at this. We have opportunities to do things that will make BMR an even better place to live. The BOD won’t decide anything today, we’re just wanting owner input.

New Legal Representation – One owner feels the POA should look into other legal representation that practices Agriculture, Ranch & Real Estate. Another owner asked if it a BOD decision to change legal representation. Gary answered that it is a BOD decision & that we’ve had the current legal firm for close to 13 years. Another owner suggests that anything outside of enforcement that needs to be discussed with legal be discussed at an open meeting with property owners before going to legal.

Streetlight at Corral North Entrance – Gary reports that the POA spends $800/year on one streetlight & that none of the other entrances have a streetlight. Gary spoke with the electric company – they can retire the pole & turn it over to us. They can take the light down & we can go without a light, or we can put up a new light with motion & light sensor. He asked for owner input. One owner feels we should have some kind of light because the mailboxes are there. Another owner agrees we should have some type of light. Some owners feel we should have some kind of solar light. Another suggestion was to put a solar light on the existing pole. The BOD will consider all options.

Gravel on roads every other year rather than every year – One owner expressed concern about the road not being repaired after a heavy storm. Another owner suggested the gravel that lays on top needs to be blended in with the subgrade and compacted.

Heavy Equipment Parked on Wrangler Rd Cul-de-sac – an owner expressed concern about heavy equipment on Wrangler Rod Cul-de-sac. Gary asked if anyone at the meeting has this concern. No one else thinks this is an issue.

Parcel Boxes @ Corral N Gate – An owner asked if we could put larger parcel boxes at Corral North entrance. Gary said we’d look into this. Also, suggestion to replace locks on existing parcel boxes (which is up to the Post Office.) ( a new parcel box unit which has 2 larger compartments was installed mid August by Dave Valentine – thank you Dave for taking care of this quickly. The Post Office will need to supply the correct locks before these will be used)

Election Results – Mark Kawalek, Mike DiLisa, Gary Mohr. Gary presented outgoing BOD member, Kerry Manneck, with a thank you gift certificate for serving on the BOD.

Motion to adjourn – seconded. Meeting adjourned at 3:23pm.

Theresa Majka Secretary BMR POA