Minutes from BOD Meeting of March 12, 2025

Meeting called to order at 6:06pm

BOD Members present: Gary Mohr, President; Kerry Manneck, Vice President & Treasurer; Theresa Majka, Secretary; & Jim Bauer, Grazing Chairperson. Mike DiLisa, CC&R enforcement & ARC chairperson was not present. Mary Bauer & Chris Mohr were also present at the meeting and approximately 15 owners were on the call.

We have a quorum. Minutes from January 30, 2025 BOD meeting were approved.

President’s Opening Remarks – Gary reminded all owners to conserve water usage as we are going through an extended dry spell.

Treasurer Report – Kerry reported Current balances: Checking $32,083 Savings $22,630 CD $8115 Checks written over $200 – Liability Ins $2055 Snow plowing $1600 Purchase of additional photo eyes to place at all gates $376 Bookkeeping/Manager Salary two checks written for $720 each

An owner questioned what services are provided to BMR by our Bookkeeper/Manager. Mary said she pays the bills & sends out annual invoices, providing owners with a mailbox/keys, gate clickers, paperwork related to properties sold among other duties. Basically Mary is our Property Manager.

Committee Reports: Properties Sold - No properties sold since last BOD meeting but Lot # 98 is scheduled to have closing early April.

CC&R’s & ARC – Mike Dilisa is not present at the meeting nor on the call to give these reports.

Roads – Gary talked to Russ about excess gravel being pushed off roads with snow plowing. Russ said there isn’t anything he can do to prevent that from happening. Gary will meet with Russ this Spring to drive the roads in BMR to see where maintenance is needed. Gary also asked if anyone is interested in taking over Roads to just let him know.

Gates – Dave Valentine was not present to give the gates report, but he did email the following:

March 1st the pivot points and the gate arms on all the gates were lubricated, the battery fluid was checked and the operation of the gates was checked. The gate codes were changed for the residents, deliveries, and contractors. It was reported that the UPS driver was unable to get access at the HP/CG gate and had to get in thru the HP/RR gate for deliveries. All the codes at the HP/CG gate were checked and found to be working properly and it is assumed to be operator error.

* The new gate code for residents is 6995.
* The new gate codes for the delivery services (UPS, Fed Ex, DHL, etc.) is 5465.
* The new gate code for contractors is 9408. If you are having any repairs or maintenance work done, use this code.
* The gate code for emergency services (fire, police, ambulance) remains the same.
* 3 spare codes have also been assigned for special use as needed.
* Instead of giving out the residents code, temporary codes can be requested for family gatherings, holidays, & other special events by filling out the form on the POA website &/or contacting Dave Valentine.

All old gate codes have been deleted from all gates.

When Corral N gate was repaired and upgraded, it had a photo eye installed to prevent gate closure on “time out” when a vehicle was still going thru. It was suggested and approved to purchase and install photo eyes at the other 3 gates. The devices are here and will be installed in the near future.

Gary added that the electronic eye will not allow the gate to close if something is blocking the beam.

Grazing Lease – Jim Bauer reported that Montana will determine the number of units he will bring in initially based on the dry conditions of the land.

Unfinished Business – Gary addressed the new gate codes in the Gates report.

New Business – Gary An enforcement letter was sent to a property owner for a violation – the roof colors on two adjacent buildings did not match.

Gary noted that he’s been attending Webinars presented by the Colorado State Division of Real Estate where BOD members are being told that the BOD has an obligation & a duty to enforce the covenants. The BOD is legally obligated, by state law, to make sure the covenants are followed.

Updating CC&R’s – The BOD is trying to rework the CC&R’s so that they are more livable for everybody here but also be enforceable. At a work session, the BOD went through the CC&R’s related to Businesses on BMR word by word. Gary sent the revisions to our lawyer, but he hasn’t heard back yet from her. The goal is to have the revised definitions of the CC&R’s done early enough to send to owners to read through and send comments to the BOD. Hopefully to have a vote on the changes at the Annual meeting. The BOD will be asking owners for a hand signed ballot. No emails or autopens will be accepted. Must be a handwritten signature.

An owner reported that she has contacted the BOD several times about a property off Reed Rd that does not have a proper gate. This owner reported that Jim Bauer has contacted the owners of said property and that they put up 2 strings of wire across their driveway for about 24 hours. Jim reported that he has spoken to the owner of the Reed Rd property and that the owner will have his gate in by April 15. Another owner asked how we have a gated community if people have access from a road other than those roads that are properly secured and gated. Asks how do we have a gated community if that’s being allowed. Jon Gaulding reported that when creating a development one problem is getting access to all the lots. BMR does have a few lots (approximately 12 lots) that the only access is from CopperGulch or Reed Rd. Jon suggests a new version of the CC&R’s that make it very clear that those property owners who have access off CopperGulch or Reed Rd must keep their access gated.

Wild West – Historic Beckwith Ranch is having a Wild West program in April & May with events planned almost daily for about 6 weeks. Courtney Miller, a local historian, will be doing a program on opening day where he will be portraying Elton Beckwith & Gary will be portraying Carl Wolston, who founded the German colony.

FINCEN – Financial Crimes Enforcement Network - Gary reported that we, as BOD members, have Beneficial Ownership and are required to report our names, addresses, dates of birth among other personal information to the Federal Government to basically having to prove that we are innocent of money laundering. A physician group that Gary belongs to has filed a suit which has held up the requirements for the time being, so we don’t have to report that information yet.

Gary – Several years ago the Custer County Sheriff floated a tax increase for a new jail, courthouse, and sheriff office, which had a very large price tag and was voted down. The Sheriff is still very short on resources – we don’t have a functioning jail; inmates are taken to Fremont County. The courthouse was built 100 years ago and is not secure. The Sheriff’s office is trying to get support for a plan where they would build just a sheriff’s office and maybe one courtroom – that could be expanded later to include fire, ambulance, EMS, SARS. They will be looking for grants because they know the taxpayers won’t approve a tax increase. Gary feels Beckwith might want to think about this as something we want to invest in as a POA because we count on them to take care of us in an emergency. Gary is saying that the BOD may, in the future, ask for a voluntary donation. Gary just wants owners to be aware of this & that BMR POA might want to make a donation to support Custer County Sheriff’s office.

Gary - The BOD is planning another cleanup along Reed & CopperGulch Rds. Last year’s was a huge success with volunteers collection over 700 lbs of trash. Custer County Sheriff’s Posse asked for a $50 donation & an owner who couldn’t participate sent a donation of $500. Both Custer & Fremont County Sheriff Dept did a great job of patrolling the roads during the cleanup. Road & Bridge loaned us road signs & pylons. County landfill accepted the trash collected without charging us. April 5, 2025 we will meet at Gary Mohr’s house at 9am. Volunteers will sign a waiver since we are on public property. Jane Stanley suggested that Gary let volunteers know at 8:30am on April 5 as to whether or not the cleanup is still on. Chris Mohr reported that she & Gary are out on the roads from early in the morning to set up signs & mile markers and that volunteers should assume the cleanup is on unless they hear that it is not. Gary said he & Chris would coordinate things this year and not walk the road to cleanup.

The BOD reminds owners to please slow down on our roads. Speed limit is 25 & some owners routinely drive over that limit.

Gary asked if anyone has any other new business. No one offered anything.

Gary announced that next BOD meeting will be held May 8, 2025 at 6:00pm at Gary & Chris’s house. Sally Harvey thanked all BOD members & volunteers who work to keep BMR a beautiful environment.

Meeting was adjourned at 7:10pm.

Theresa Majka Secretary BMR BOD