

Thousand Peaks Ranch Association

Board Meeting

July 13, 2019

Fairplay, Colorado

Meeting opened at 3:45 p.m. on July 13, 2019.

Dennis Kist brought up that in order for us to collect any of the money from overdue fees is to send out a letter to those individuals. Jennie has done tons of research for each one that hasn't paid and nothing comes of it because she can't locate the people. That is after contacting the title companies and many hours online looking for addresses and phone numbers.

It was discussed to file a lean and a recording fee with the county. Our new board member, Connie Nicollett, has agreed to do this.

The title companies tell Jennie they are there for the seller not the buyer. Does TPRA look at putting leans on the pieces of properties that have overdue fees?

Dennis Kist offered to put together a collection policy in a letter form and have that sent out to those individuals. M/S/C to accept to be done.

Motion to appoint all current officers were also voted and approved on.

Snow blower issues :

- 1) Double the dues.
 - 2) We would need more assistance coming into this next winter which means we are needing more funds. Who will pay and help more?
- What's happening is residents are paying out personally to get snow removed so they can get out.

Raising the driveway price needs to go up from \$100. Once the price of that is raised will that be enough to cover the cost of snow removal?

An extra \$1,500.00 would go into a snow plowing fund.

Options for the snow machines:

1) pull the old snow blower apart and see what it will cost to fix and if it's \$15,000 or less then is it something the board wants to pursue? What if we spent the money to fix it and sell it? Ray Lyons knows it won't bring in any significant amount of money because of the shape it's currently in and also how old it is. If a new one is bought will it decrease the money being spent to remove the snow and maintenance each season? If the blower was working at the beginning of the season then the cost of the snow removal would have been 25K compared to 35K that was spent this year. Ray said we ultimately need a snow go with front loader. How do we get it with the funds we are dealing with? Discussed the two different types of machines for snow removal. We also discussed the money, roads, mud, and maintenance cost on the roads and how we can come to a conclusion to better manage it and bring more funds in for those issues.

Jennie totally feels the fees need to increase. She talks to people that live here all year around and NOT living here all year around.

M/S/C to increase dues to \$200 a year.

All in favor was 7 of the board members. Erik Witzak was the only one to oppose it.

How to get more money for TPRA?

Fundraisers: dinners, bingo at church, music festival? Do we want it open to the community?

Ray Lyons mentioned that there are two ways for funds to generate business:

1) something that applies to the people at the ranch.

2) something that is so much fun people can't resist to come to.

It was discussed if we have professional people come in to do this then they will take a percentage of what is raised.

Sam and Erik will do some research on what we can do to make this happen and what is in the best interest for TPRA.

M/S/C to accept the offer.

Discussed the 3 covenants at the ranch.

If all the money is going to the snow machine and the time being put into it

then that takes away from the snow fencing installation.

We need to put more up. We are needing 600ft more of snow fencing. We have been putting about 500ft a year.

\$9,000 is outstanding for this year in dues.

Dennis stated that the snow fencing is invaluable and that we need \$2,500.00 for it. Hoping to get more money from Raphael come this November and hoping to get more money through fundraising and maybe from past dues. Erik and Ray mentioned that we would stop plowing the snow on the BLM land road which would help.

Then where do we quit plowing on the other roads??? Erik said he'd suggest to just do the main road only. Call it the emergency snow route for TPRA.

Then it was suggested to put off putting more snow fencing up until we get the snow go for snow removal. Because the funding is so low we are looking at the most important options.

Erik wants to just trash the snow blower we have now.

Ray wants to pull it apart and have the transmission looked at to see what we are looking at in terms of cost. It will be \$500 to get the recent motor pulled out and looked at. M/S/C to accept to have motor pulled to see what it would cost to fix it and if it is worth it.

Ray Lyons will contact the business with the Snow Go, TPRA's snow machine, and see what the cost would be and the financing would be with buying one. What would the payment plan be for the new Snow Go? Do we sell the old machine as is? What is the cost to fix it to sell it?

M/S/C to adjourn at 4:25p.m.

Julie Mills
Secretary