

Thousand Peaks Ranch Association Annual Meeting

July 11, 2020, Fairplay Colorado (and video & teleconferenced)

Meeting opened at 2:05 p.m. on Saturday July 11, 2020.

54 +12 proxies and 35 lots present a total of 89 (91) lots are represented. A quorum of 35 and above was approved. M/S/C to accept the quorum.

Board members in attendance: Dennis Kist, Ray Lyons, Eric Witzak, Jennie Himes, Connie Nicoletti

Members in attendance, in person – 4, Via Zoom - 5

Minutes from the 2019 Annual Meeting. m/s/c to accept minutes as read.

Road Reports

Ranch improvements made: (Ray Lyons) Mainly moved snow this winter, there were 4 problem mud areas that were improved by building the road up and improved drainage. m/s/c to accept road improvement report. m/s/c to accept report.

The Snow Blower/Snow removal: (Eric Witzak) The old blower was traded in and newer (1992) model was purchased. This was a great find, and the price was right at \$30,000 and the machine is better equipped for TPRA roads over the old one. \$5,000 was taken off the price for the trade in of the old, nonworking snowblower, and the remaining \$25,000 is financed by the seller at a 0% finance rate. Payments for \$25,000 financing = \$5000 payment at time of purchase, \$6700 year 2 and 3. There is a need for drivers. Two people in the snowblower is recommended, onto drive and the other to open gates, move debris and for safety reasons. A few people volunteered and were asked to meet with Eric after the meeting and exchange numbers. Chains were kept from old blower. m/s/c to accept report.

Treasurer's Report:

Jennie Himes reported as follows:

35206.13 in cash

900 in donation for the snowblower

30275 was income from dues, with cattle lease our income was 47355.65. net income 4057.12. road maintenance total expenses were 36276.14, office operating expenses 697.

Report attached

M/S/C to accept treasurers report.

New Business

Amendment to Declaration - The members and Board of Directors approved, at its July 13, 2019 meetings, a motion to present to the members at the 2020 Annual Meeting, the following resolution:

Whereas Section 13 of the Declaration of Covenants, Conditions and Restrictions of Thousand Peaks Ranch current states that each Owner agrees to pay a maximum of \$100.00 per parcel, and Whereas the Declaration was approved in December 1985, and Whereas the cost of maintaining the roads on the ranch has risen dramatically since 1985. THEREFORE BE IT RESOLVED that Section 13 of the Declaration, Covenants, Conditions and Restriction of Thousand Peaks Ranch be amended to state that each Owner agrees to pay \$200.00 per parcel effective January 1st of the year following the date that this Resolution is approved. m/s/c to accept resolution as read and discussion was opened.

Discussion: Would there be any guarantee's all the roads would be cleared in the winter with the additional funds – answer is no guarantees. What would the extra money get us? The current budget is far inadequate for maintenance as it stands now, the \$100 increase would at the least keep road to at least the current standards. The cost to maintain the roads have gone up significantly in the past few years as well as full time residences. Dues have never been increased since the inception of TPRA in 1985. In 35 years, the roads that began as “goat trails” or two strips of dirt to over 55 miles of improved roads. As people build homes, new roads were built and maintained within the same budget. 35 miles of the current roads are being plowed in the winter and new roads continue to need to be built and old roads maintained. The struggle between individuals is, one wants isolation, and do not care if the roads are in good shape or accessible, they purchased land

and live there to be away from it all. The other wants roads to be in good shape and cleared as often as needed to have access in the winter. Without an increase in dues the roads will be maintained at the current budget which is buying less and less these days. It is likely landowners will see a difference in the quality and frequency of maintenance. TPRA has been able stretched the budget very well over the years having a resident on site with equipment and a business on the ranch. This resident is retiring and TPRA will have to look elsewhere for road maintenance outside of running the snowblower.

Emergency situations warrant good accessibility, especially in the winter. For a helicopter to land, emergency personnel must be onsite to land to helicopter. If they cannot get to your lot in an emergency, they must call the tract mobile to get thru, this can be a significant amount of time when your life depends on speediness.

For those who are not paying dues and are delinquent, would collecting and leaning the property help the financial situation? No, it would not be significant enough amount to make up the shortfall. Calling and hounding people for dues is not something the board can do for over 240 individuals as a volunteer position. Looking for a better collections and payment methods were discussed. Receiving delinquent dues when the property is sold only happens when the sale is gone thru title company and they call the treasurer of TPRA to verify HOA dues status. Leaning property is still an option if the cost to do so is minimal.

The Vote - Dennis explained that to change the TPRA Declaration document regarding Dues, requires 67% of lots must be represented to change the dues. There were 86 Yes votes, 7 No, 15 abstain votes – a total of 108 Votes/Lots represented (This included the Zoom meeting attendees who expressed their vote after the vote due to the zoom meeting being hacked and restarted during the voting process). The Yes votes outnumber the no votes but there were not enough total lots represented to constitute a quorum of 67% to change the Declaration. The declaration will be presented again to the membership next year. If a failure of representation happens again next year, the board can petition the courts to change the declaration. **DECLARATION to raise dues WAS NOT AMENDED.**

Board Nominations: Dennis resigned as president and is ready to pass the torch. Dennis opened the floor for nominations for board members. Barbara Spencer expressed interest and Pat Clemens was nominated in which he accepted. m/s/c to

accept Pat Clemens and Barbara Spencer as new board members and to accept existing board members. – FOOTNOTE: In the board meeting afterward, Eric Witzak was voted as President and Ray Lyons Vice President.

Old business: None

Unfinished Business: None

M/S/C to adjourn at 300 p.m.

Connie Nicoletti
Secretary