

TPRA Annual Membership Meeting – In person and via zoom - July 20, 2024

Fairplay Recreation Center, Fairplay Colorado

VIEW RECORDING - 149 mins (No highlights)

Meeting called to order @ 14:37

The meeting was called to order by Connie Nicoletti, the secretary of the TPRA board. She confirmed a quorum was present and that all members were in good standing with voting rights.

Approval of previous meeting minutes @ 17:25

The board decided to approve the previous meeting minutes as written, rather than reading them aloud, to allow more time for the agenda.

Financial report @ 18:50

Connie provided a detailed financial report, covering the association's income, expenses, and cash balances. Key points included \$102,836 in total income, \$93,672 spent on road maintenance, and \$29,150 in cash reserves at the end of the fiscal year.

Delinquency plan and road spending @ 23:12

Kevin explained the association's delinquency plan, which has allowed them to collect over \$40,000 in back dues that were then directed towards road maintenance. He detailed the significant increase in annual road spending, from \$10,000 historically to \$50,000 in 2022 and \$92,000 in 2023.

Cattle guard replacement @ 26:40

Kevin discussed the \$15,000 replacement of the cattle guard on Highway 9, which was an important infrastructure upgrade to handle increased traffic and larger vehicles.

Ag status and property taxes @ 34:25

The group discussed the importance of maintaining agricultural status on properties to minimize tax burdens, and provided guidance on the documentation and activities required to qualify.

Proposed battery storage facility @ 1:06:57

Kevin provided an in-depth overview of the proposed battery energy storage system (BESS) that a company called RWEAG wants to build on Lot 26 within the association. He

explained the conditional use permitting process, the association's concerns, and the strategy to engage with the county and the company.

Association vote against BESS @ 2:11:33

The association members present unanimously voted against allowing the BESS to be built within the Thousand Peaks Ranch Association.

Committee formation @ 2:14:08

The association agreed to form a committee of volunteers to assist the board in gathering information, communicating with members, and providing input throughout the BESS permitting process.

Authorization for board to negotiate @ 2:16:18

The association members voted to authorize the board to negotiate with the county and RWEAG to try to secure the best possible outcome and benefits for the association, should the BESS project move forward despite the opposition.

Board re-election @ 2:25:32

The current TPRA board members were re-elected for the upcoming fiscal year.

President – Kevin Spencer

Vice President – Julian Christian

Secretary – Connie Nicoletti

Treasurer – Barb Spencer

Board Members at Large – Ron Hawkins, Brandy Licious, Judd Christian