

ANNUAL MEETING OF THOUSAND PEAKS RANCH ASSOCIATION
JUNE 28, 2009
PARK COUNTY RECREATION CENTER

Meeting called to order at 2:10 pm

Officers present: Dennis Kist, President
Tom Mulder, Vice President
Lynn Lafleur-Dragonfly, Treasurer
Rusty Evans, Member At Large

Officers absent: Jory Rayton, Secretary

20 people represented current TPRA properties, and with proxies in hand a quorum was declared present by the President. President called for challenges to quorum count; no one challenged the quorum count.

MINUTES FROM 2008 ANNUAL MEETING:

Terry Sandmierer raised corrections to the published 2008 minutes, and the minutes were corrected in accordance with his objections. M/S/C to approve minutes as corrected.

Terry Sandmier said that the minutes were not correct concerning fecal testing on the ranch; Dennis agreed to strike it from the records.

ENVIRONMENTAL QUALITY IMPROVEMENT PROGRAM (EQUIP): This program allows the federal government to reimburse the TPRA for certain expenses for ranch improvements such as cross fencing and other improvements. Not much has been accomplished as of yet but this will be a priority for next year. Question by Lynn Lafluer- Dragonfly, if there will be gates through fences for access? Response from Dennis, yes, plenty of gates

TREASURERS REPORT:

July 1, 2008 through June 27, 2009

BANK ACCOUNT STATUS

Checking Balance July 1, 2008	\$ 126.97
Savings Balance July 1, 2008	\$15,894.95
	\$16,021.92

INCOME

Dues, Late Fees, Lien Payments	\$23,835.48
Cattle Lease	\$17,800.00
Interest	\$ 106.20
	\$41,741.68

EXPENDITURES

Legal Fees	\$ 373.42
Road Work/Parking Areas	\$ 580.00
Snow Removal	\$ 4,570.61
Taxes*	\$ 4,740.35
Bond	\$ 170.10
Mailing to Members	\$ 688.80

Postmaster	\$ 322.69
Equipment Purchase (snow blower)	\$ 11,986.48
	\$ 23,432.45
CASH IN HAND	
Checking Balance, June 27, 2009	\$ 81.72.
Savings Balance, June 27, 2009	\$32,566.07
	\$32,647.79
OUTSTANDING DUES AT JUNE 27, 2009	
2005 and older + legal fees	\$ 9,256.49
2006-07 Dues + late fees	\$ 2,500.00
2007-08 Dues + late fees	\$ 1,500.00
2008-09 Dues + late fees	\$ 5,225.00
2009-10 Dues + late fees	\$ 6,500.00
	\$24,981.49

*Taxes – Dues are tax exempt for non-profit organization. Grazing revenue is NOT tax exempt

Question by Bob Evans. Is it possible to do collections on overdue lot dues? Response by Dennis Kist. Yes, Policy was to lien the property now, and send demand letters, then follow through with foreclosure. The problem seems to be a procedure for collection and foreclosure. This is why we changed attorneys to Ed Hartshorn in Fairplay.

Policy for bylaws for foreclosure needs to be addressed, as well as some of the bylaws. Lynn Glaser stated that we need to have a meeting if we are going to re-word bylaws or covenants. It will take a 75% majority, and it will need to be filed before July 14th 2011 or it will stay as written for the next 25 years. M/S/C to approve Treasurer's report.

PRESIDENT'S REPORT: President Kist reviewed the purchase of the snow blower by the Association for \$38,000. The loan was secured through Colorado East Bank and Trust in Fairplay. The terms are 7 annual payments of approximately \$6,000, and the lot owned by TPRA, along with the snow blower itself, was put up as security for the loan. The Board intends to obtain liability insurance for the blower and the association.

Terry Sandmierer and Lynn Glaser both stated that the blower won't work, and that plowing is better. Rusty Evans also stated that the only reason that snow got plowed to the west, was that there was no more room on the east, and wind came from all directions. Dennis Kist stated that we could not continue to put all money into snow plowing. We needed to find a new plan, and save some money for road improvements. In the past it cost \$10,000.00 a mile to build a new road and we also need money for road grading and maintenance.

Question by Joann Mills: How much are we going to pay the operator, and fuel, and insurance? Dennis Kist: 3,000 dollars a year for insurance, fuel is an unknown at this time, and the operator will get 20 dollars per hour. Marvin Mundt was charging 95 dollars per hour and that cost was sure to go up with time and fuel cost increases.

Question from the floor regarding when the road will be continued to connect Antero. Dennis Kist stated that the current policy is only to spend the money on new road construction when the property owner receives a Permit of Occupancy from the Park County. Request was made to put Board policy

on website so property owners can see what the policies are.

Lynn Glaser commented that there was only one snow plowing by his house. Dennis Kist response was there were two on separate occasions. Rusty Evans stated that everyone was plowed to all owners at the same time. Terry Sandmierer stated that he did not get plowed. He also commented on which way the snow should be plowed, and asked about snow fencing. He also commented when he was on the board, he always plowed everybody out, and he put up snow fence. It helped, but did not totally solve the drifting.

Question from the floor. Can property owners put up snow fence? Answer. Yes, if it is in the right of way, but it needs to be at least 50 feet or more to do any good so that would be off of the right of way and you would need the permission of the particular property owner to put it on some else's property.

Dennis stated that REIA has a requested permission to cross Fourmile Creek Road for power lines to Ray and Becky Lyons property. The Board agreed to allow this on a case by case basis. Christian Kingsford asked if we can limit it to underground power lines. Dennis Kist stated that the membership at a previous meeting had voted to restrict utilities to underground lines, but it was not in the form a change to the covenants (which requires a 75 % vote of property owners) and therefore could not restrict property owners. Ray Lyons stated that his cost is 4 to 5 times higher to go underground verses poles.

Dennis Kist reported that the Cattle lease with Vern Wagner runs out in 2009 and needs to be addressed Dennis Kist reported that the web site needs a different format service and this will be addressed.

It was also reported that the Board installed parking pads near the TPRA signs at the Fourmile Creek and County Road 24 entrances.

M/S/C to accept report.

ROAD REPORT,

Rusty Evans reported on how much money will be available for road maintenance.

The ranch has a couple of options. To purchase outside materials, or look into the cost of renting a portable crusher and use the materials from the ranch. Minimum cost for crushing will be about \$3.00 per ton - - we do have a lead on class 6 road base in Alma for \$2.75 was a ton. This is a good price. We have approx 1.3 miles of road that need attention. We have has a lot of rain on the ranch and hopefully in the next 3 to 4 weeks can get some road grading done. One half of the money needs to be left in savings for future snow removal or in case of a new road construction needing to be done. Christian Kingsford: Question. Did that figure include raising roads? Answer, yes for some, but there a lot of rocks in the ditch line, and the road needs to be plated with class 6 road base.

M/S/C to accept report.

ELECTION OF BOARD OF DIRECTORS:

Election nominations were as follows . Election results in votes ()

Terry Sandmier	(41)
Christian Kingsford	(25)
Dennis Kist	(91)*
Rusty Evans	(91)*

Lynn Lafleur-Dragonfly	(126)*
Tom Mulder	(102)*
Ray Lyons	(106)*

*Elected

Motion to approve election results, Motion approved.

NEW BUSINESS:

Vern Wagner wanted to thank the association for cooperation he received. Improve the ranch by cross fencing, and possibly work on windmills for water development. Showed interest in keeping the cattle lease, and doing improvements with him on the ranch. He was going to vaccinate he the calves soon. Question to Vern. What current diseases have you encountered? Response. Depends where you are. Currently, none here. Vern gave his cell number out 719-839-0563. He also stated he has had trouble with dogs chasing his cattle. Rusty Evans asked if we could post the meeting times and places whenever the board has a meeting, so it attended by anyone who wants. Bob Evans also wanted to publish a snow removal plan on the web site. Joann Mills suggested the fair barn for a meeting place. Question asked about the board policy binder and if it was printed. Terry S. had his own independent survey done on snow removal, road maintenance, and board approval. All responses, not satisfied.

Dennis Kist asked what changes to the bylaws does everyone want to see? Contact the Board or we could have a separate meeting to discuss. Vern Wagner said there are miles of low fence, and could possibly do a labor trade for the cost, to off set cattle lease. Joann Mills suggested to put the bylaws on the web site.

Lynn Lafleur-.Dragonfly: Due to the lack of history on taxes, it seems that TPRA has never filed taxes, and that grazing fees are not tax exempt. CPA to do an audit. Bob Evans offered to help with collection process in dues owed. Vern Wagner would trade work for grazing fees.

M/S/C to adjourn at 4:40 pm

Respectfully submitted,

Tom Mulder
Rusty Evans