

Kernan Creek Ranch
Homeowners Association
Board of Directors and Member Meeting
To be held August 15, 2009 at 5:00 PM,
At the Esenwein residence

Meeting location:

Gregg and Elise Esenwein
33900 Road K.8, Mancos, CO, 81328
565-2039

Agenda

- 1. President's introduction**
- 2. Approval of minutes of the last annual meeting: 8-9-08**
- 3. Treasurer's report: Gregg Esenwein**
 - a. Insurance, PO Box, Web**
 - b. Registered Agent**
 - c. Collection of Dues**
- 4. Old Business**
 - a. Prairie Dog eradication**
 - b. Road maintenance**
 - c. Trash containment**
 - d. Weed control**
- 5. New Business**
 - a. Fire preparedness--at the County level and at KCR**
 - i. The importance of having the address easily seen**
 - b. Colorado laws affecting HOA, 2009 (keep e-mail)**
 - c. Budget for 2009: no change**
 - d. Other**
- 6. Adjourn**

Board of Directors:

- a. **President: Leila Hanson**
- b. **Treasurer: Gregg Esenwein**
- c. **Secretary: Tracy Brown**
- d. **Members-At-Large: Jer Agnew and Tom Robbins**

Kernan Creek Ranch

Dear Landowners and Members of the Homeowners Association,

Kernan Creek Ranch is in good form. The expenses for the Ranch are categorized on the Budget. Jon continues to maintain the road in excellent condition. Additional gravel has been added to the road to keep the base stable.

The laws enacted at the State level in 2008 affect us in the following ways:

HB08-1270 "Concerning the removal of restrictions on the use of energy efficiency measures in connection with real property"- assures that owners may place energy saving devices (solar and wind, etc.) on their property.

HB08-1135 "Concerning Common Interest Communities, and, in connection therewith, invalidating covenants that prohibit building modifications to accommodate persons with disabilities, requiring due process in penalty assessment procedures, and providing for alternative dispute resolution".

Jon will review the particulars of the Bills and outline any items that need action by the HOA to continue to be in compliance with regulations, which he will submit to the HOA.

Kernan Creek Ranch has several new lot owners. Welcome to Todd Schumann and Rosalind Garcia, who purchased Lot 3 and have moved into the home that Lin Daly sold to them. David Witton and Irene Nelson purchased Lot 11 from the Dettloffs. Jer and Shauna Agnew have moved to the area, so we will see more of them in the future. Several lots are for sale at this time.

The KCH HOA Board and Annual Membership Meeting was held August 9th, 2008. The minutes are posted on the website.

Sincerely,

Leila Hanson

President, Kernan Creek Ranch Homeowners Association

Leila Hanson and Jon Callender

33475 Road K.8, Mancos, CO, 81328

Mancos

CO, 81328

(970) 565-9164

Website for KCR: <http://www.kcrhoa.org>

NOTES FROM THE MEETING (9-4-09)

Kernan Creek Ranch

Homeowners Association

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held August 15, 2009 at 5:00 PM,

At the Esenwein residence

Agenda

1. President's introduction
2. Approval of minutes of the last annual meeting: 8-9-08 **send to web**
3. Treasurer's report: Gregg Esenwein **send to web, correct**
 - a. Insurance, PO Box, Web
 - b. Registered Agent
 - c. **Collection of Dues- Leila to do**
4. Old Business
 - a. Prairie Dog eradication
 - b. Road maintenance
 - c. Trash containment
 - d. Weed control-**Elise organize**
 - i. **SW Weed Control- Janice reich-**
 - ii. **CO Extension office**
5. New Business
 - a. Fire preparedness--at the County level and at KCR
 - i. The importance of having the address easily seen
 - b. Colorado laws affecting HOA, 2009 (keep e-mail)
 - c. Budget for 2009: no change
 - d. Other
 - e. **BLM cleanup- Elise, Sept. Whitney, trash day**
 - f. **Motorized vehicles prohibited by BLM- WEST SIDE RD 34**
 - g. **Reichs- builder is Todd Swanson-Biohab, FASWAL- wood chip/cement, start Sept.**

Board of Directors:

- h. President: Leila Hanson
- i. Treasurer: Gregg Esenwein
- j. Secretary: Tracy Brown
- k. Members-At-Large: Jer Agnew and Tom Robbins

DRAFT- TO BE APPROVED AT THE 2010 ANNUAL MEETING

MINUTES **KERNAN CREEK RANCH HOA ANNUAL MEETING**

15 August 2009
Esenwein Residence

Present

HOA members from lots #3, 4, 5, 7&8, 12, 15, and 16 were present.

Agenda

Introduction

Approval of minutes from the last annual meeting

Treasurer's report

Old business

New business

Adjourn

President's introduction

The meeting was called to order at 5:00 p.m.

Leila notified the group that everything so far this year seems to be looking good.

Minutes

The minutes from the last annual meeting were approved.

Treasurer's report

- a. The treasurer's report was accepted.
- b. The current bank balance for the HOA Association is \$4,507.97.
The total expenses paid out in 2008 were \$2,674.85.
So far in 2009, the total expenses paid out are \$764.80.
- c. Gregg noted that not all dues are up-to-date; he is working with the lot owners to pay, and will keep the board up-to-date on his progress.
- d. Leila Hanson is the Registered Agent for KCR HOA.

Old business

- a. The prairie dog eradication that has been ongoing since spring of last year has been quite positive, with Gregg Esenwein killing a large percentage of the rodents. The eradication process will be ongoing as necessary. There have not been any sightings of prairie dogs lately.
- b. The roads are in good shape this year thanks to constant care/road maintenance by Jon Callender, and some road repair that was done last year (grading and gravel improvements). Several volunteers helped in this work. The HOA sends out a big Thank You to Jon Callender!
- c. Weeds are still a problem throughout the summer. Please keep working on killing them. Leila has phone numbers for the county weed program if anyone is interested.

- d. Please keep your driving speed down to help keep the road in good shape and keep the dust down.
- e. Elise and Whitney are working with the BLM on a volunteer garbage cleanup program for the land adjacent to KCR. They are trying to set up a date for cleanup; Elise will let us know when that is. All the BLM land adjacent to KCR is now nonmotorized access only. If anyone notices motorized activity, please call the sheriff.

New business

- a. Fire preparedness—at the county level and at KCR

KCR is exempt from the new regulations that require all new subdivisions to meet state fire mitigation efforts. However, please mitigate your lots in the near future to the best of your ability. Jon Callender can get the Mancos fire department to come and visit each of our lots, and each property owner can get advice about fire mitigation for their lot.

Signage: The fire department would like to see the address for each property on the lot owner's entry sign, at the very least, and the owner's name is also beneficial. The fire department uses GPS systems now, so the address is important.

Fire: If there is a huge call on the water that taxes the line—as would be the case during a fire when a lot of water is used—Summit Water Co. indicates that it may not supply water to the line (fire hydrants). The fire department uses tanker trucks with hauled water that can empty quickly as volume is depleted (refill stations are in Mancos and Cortez). Fire mitigation by lot owners is the best way to reduce the risk of an uncontrolled fire.

- b. Budget: The 2009-2010 budget was submitted. There were no budget changes from last year. The dues will remain the same as last year: \$150.00 for homeowners and \$100.00 for lot owners. Dues will be due in November.

- c. Board of Directors for the Kernan Creek Ranch Homeowners Association: The Board needs to hold an election for officers. Gregg Esenwein, Leila Hanson, and Jim Robbins are offering to serve again on the Board. Earl Scott and Rosalind Garcia have been nominated. Any other nominations will be taken by e-mail or phone call Tracy Brown: cmonson01@sprynet.com, phone (970) 565-1406). Please feel free to volunteer for nomination, also. Nominations need to be back by September 27, 2009. Officers on the Board serve for 2 years, and positions on the Board are determined after the election by the Board members. The ballots will be sent out by October 05, 2009. The voting will be in by October 15, 2009.

A motion to adjourn carried unanimously. Meeting adjourned at 6:15 p.m.

Tracy Brown
Secretary KCR HOA
970-565-1406