

Kernan Creek Ranch
Homeowners Association
Board of Directors and Member Meeting
To be held August 31, 2010 at 6:00 PM
At the Hanson/Callender residence

Meeting location:

Leila Hanson and Jon Callender
33475 Road K.8, Mancos, CO, 81328
565-9164

Agenda

1. President's introduction
2. Approval of minutes of the last annual meeting: 8-15-09
3. Treasurer's report: Gregg Esenwein
 - a. Insurance, PO Box, Web
 - b. Registered Agent – Leila Hanson
 - c. Collection of Dues
4. Old Business
 - a. Fire Mitigation/ preparedness
 - i. Fire Wise – Ambassador program
 - ii. The importance of having the address easily seen
 - iii. House numbers on sign- for emergency crews
 - b. Road maintenance, keeping the road clean
 - c. Trash containment
 - d. Weed control
 - e. Snowplowing
5. New Business
 - a. Budget for 2010- Gregg Esenwein
 - b. Snowplowing- contractor, driveways
 - c. Montezuma Water Company
 - i. Taking over Summit Water
 - ii. Rates- \$13.75 base, \$3.75 per 1000 gallons used
 - iii. Sending transfer info to land owners Sept. 1- no fee to transfer

- d. Election of Officers
 - i. Notice/ date/ proxy/ positions
 - ii. Current Board- terms
 - e. Other
6. Adjourn

Kernan Creek Ranch Homeowners Association
Annual Board of Directors and Membership Meetings
August 31, 2010, 600 pm
Hanson/Callender Residence
Minutes

Annual Membership Meeting

1. President's introduction (Leila Hanson): Called to order at 6:05 pm. Lots 3, 5, 7&8, 12, 13, 15, and 16 were represented.
2. Approval of minutes of the last annual meeting, 8-15-09: Read by Leila Hanson. Motion to approve by Nancy Marion, second by Jim Robbins; unanimously approved without changes.
3. Treasurer's report (Gregg Esenwein): \$5229.23 in ^{FIRST NATIONAL} ~~Mancos Valley Bank~~. Fiscal year established as September through August. Reviewed budget (attached). Main costs and issues are:
 - a. Outstanding dues: two lots are in arrears.
 - b. Insurance: in negotiation--State Farm is not clear on the validity of the policy
 - c. Website: Colorado statue recommends/requires a website for the dissemination of information to HOA members; owners may opt in if they wish to be listed on the site
 - d. Snowplowing: payment due from residents for winter 2009-2010
 - e. Collection of dues will take place in November; recommended no change to dues
 - f. Budget is recommended to remain at \$2150 annually; no significant road work anticipated (Jon Callender)Motion to approve Treasurer's report by Gregg Esenwein, second by Rosalind Garcia; unanimously approved.
4. Old Business
 - a. Fire mitigation/preparedness: local Fire Wise - Ambassador program (brochure attached) needs representative from KCR; contact Leila Hanson if you are interested
 - b. House numbers: all lots must have house numbers on sign for emergency crews; some lot addresses are incorrect; Jon Callender will obtain correct addresses from County and provide them to lot owners
 - c. Road maintenance: keep the road clean by picking up trash, removing dog excrement, and generally policing roads. Extra gravel at the boundary of lots 14 and 15 (or 2 and 3) would be appreciated.
 - d. Trash containment: please bag all trash; Jon Callender will obtain bids from Waste Management and Baker Sanitation for all homes at KCR in order to consolidate trash collection to one vendor (approved unanimously by lots 3, 5, 7&8, 12, 13, 15, and 16).
 - e. Weed control is the responsibility of each lot owner and is required by the County; rebates are available from the County for weed control activities
5. New Business
 - a. Budget for 2010 approved unanimously: motion by Gregg Esenwein, second by Rosalind Garcia
 - b. Snowplowing: Leila Hanson/Jon Callender will provide their Jeep and an operator for the 2010-2011 winter season. Lots 3, 5, 7&8, 12, 15, and 16 indicated that they would

- like their driveways plowed. Cost to HOA and lot owners will be \$50/hour. Plowing will be done first thing in the morning (before 6 am when possible); Jon Callender will be responsible for calling the operator; owners may call Jon with needs and issues at any time.
- c. Water: Montezuma Water Company has replaced Summit Water; each lot owner will receive paperwork from MWC to obtain a tap. The tap no longer goes with the lot.
 - d. Pests: Bob Marion noted that he may poison pocket gophers who are destroying his vegetable garden; as he will be using strychnine, all owners should keep their pets clear.
 - e. CC&R issues:
 - 1. RV and other temporary residences must be shielded so that they cannot be seen from KCR Road K.8.
 - 2. Construction must be completed in a timely fashion so that construction equipment does not impact the visual character of KCR.
 - f. New owners: Lot 2 was purchased by Ann and Douglas McGuire
 - g. HOA officers: Board members have another year to serve; they will select their officers at the Board Meeting following this Membership meeting.

6. Adjournment: Membership meeting was adjourned at 7:15 pm.

Annual Board Meeting

1. Meeting of the HOA Board of Directors called to order at 7:50 p.m. by Leila Hanson, President
2. Present: Leila Hanson, Gregg Esenwein, Rosalind Garcia, Jim Robbins, Earl Scott
3. Election of Officers: Motion made by Rosalind, Second by Jim. Motion carried unanimously. The following were selected for a one-year term.

President- Leila Hanson
Treasurer- Gregg Esenwein
Secretary- Rosalind Garcia
At Large- Jim Robbins
At Large- Earl Scott

4. Business

Discussion was held concerning the completion of the Reich building, which the Reichs plan to have completed soon. The Board will meet in late November to consider this matter if the building is not completed. Garbage is no longer blowing out of their container, which has been emptied. Earl indicated that they are constructing a pad for the RV behind the building, and Ted Swanson, their contractor, indicates that the space will have a shed roof and will not be enclosed on two sides.

It was noted that there is a time limit in the CC&Rs to complete construction. RVs are to be out of sight of the main road, and there was concern that the carport may not obscure the RV adequately. The president will call the Reichs and discuss the carport with them.

The Campbell/Jensen yellow bus shows from the main road (K.8) and has not been moved, although the owners indicated that it can be driven (last year).

5. Dues: HOA dues are payable in November for 6/30/2011 to 7/1/2012. The invoices will be mailed in October.
6. Adjournment: A motion to adjourn carried unanimously. Meeting adjourned at 8:05 p.m.

DRAFT

**Kernan Creek Ranch
Homeowners Association**

From: Leila Hanson

August 31, 2010

2010-2011 Budget

Roads	\$1200	
Insurance	\$650	State Farm- Liability and Board insurance
Attorneys Fees	\$150	
Weed control	\$100	
Web Site	\$200	
Management	\$100	
mailing, checks, PO Box		
 TOTAL	 \$2400	

Accumulate in Reserve Fund to take care of current and future expenses.

Approved by the KCR HOA members 8-31-10 at the HOA Annual Meeting

Kernan Creek Ranch HOA Treasurer's Report -- August 31, 2010

Current bank balance: \$5229.23

Income and Expense: September 2009 through August 2010

Income	Expense
\$1900 Regular dues	\$1080 for snow plowing (5 times)
\$65 (from Tracy Brown towards driveway snow plowing)	\$28 for PO Box
	\$225 for web master
	\$210. 74 for web host
\$1965 total	\$1543.74 total

Outstanding Income and Expense

Income	Expense
\$100 lot 6 (November 2009 dues)	\$625 State Farm (approximate)
\$150 lot 12 (November 2009 dues)	
\$625 for individual driveway snow plowing	
\$875 total	\$625 total

Submitted by Gregg Esenwein, Treasurer

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: cmanson01@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