

Kernan Creek Ranch

Annual

Homeowners Association Meeting and

Board of Directors Meeting

September 20, 2011 at 6:00 PM, at the Leila Hanson and Jon Callender Residence

Agenda

1. President's introduction
2. HOA report
Budget- 2011 to 2012 proposed
3. New Business
 - a. Roads- Snowplowing last winter was done by Jon at no charge to the HOA
 - b. Building Issues and Bylaws compliance for KCR owners: Reich
 - c. Fire preparedness--at the County level and at KCR- do owners want to plan/participate? Firewise could use an Ambassador (volunteer). Earl interested in planning an event (TBD).
 - d. Road maintenance- Owners to pull gravel onto road from the shoulder (same issue).
 - e. Other
4. Old Business
 - a. Reich property- screening on RV, painting of Trailer- per understanding and letter of understanding.
 - b. Fire Danger Warning sign - entry sign is now deemed unnecessary- no further action to be taken by Jon Callender.
5. Adjourn

OK
AS Amended

Kernan Creek Ranch

BOARD
Homeowners Association Meeting

APRIL 3, 2011

Meeting notes

In Attendance: Jon Callendar, Leila Hanson, Todd Schumann, Rosalind Garcia, Earl Scott, Gregg and Elise Eisenwein, Charlie and Leslie Hayes and Jim and Janice Reich.

Meeting called to order 5:00 pm by Leila

President's address: Nice winter, Thank you Jon for the road maintenance and plowing.

HOA report: Leila registered the HOA online ahead of the March deadline.

Treasurer's report: Dues outstanding from 2009, Gregg will contact the individual owners.

7000 dollars in accounts. Treasurer needs to reimburse Leila for the Jeep gas money.

Old business: Signage; GPS is set and all the signs are in place. Thank you Jon for making that happen.

New Business:

- a) Roads: Snowplowing by Jon for no charge. Earl lets us know that the man who plows Cedar Mesa is available for bigger storms. He will provide a name at a later date.
- b) Building Issues and Bylaw compliance for Kernan Creek Ranch owners.
 - a. RV- Janice states that the contractor did not finish the RV cover and that a curtain will cover up the RV. The RV will be in the driveway for 4 days for caulking and repairs.
 - b. Storage Trailers- Will be painted to match the building. The wheels will be covered with a wood fence and it will resemble a building. Further discussion ensues about trailers and covenants.
- c) Fire danger sign: Subdivisions are required to have a sign about fire danger. Jon checked with a company in Durango. A wood sign is \$250 and a metal sign is \$320. Earl motions that we buy the sign, Rosalind seconds, motion carries.
 - a. Subdivision still requires a Firewise Ambassador
- d) Weeds: Each owner is responsible for controlling their own weeds. Earl Motions that the county come out to talk about weeds. He will schedule an appointment.
- e) Please pull gravel back to the road. Please do this after a rain.
- f) Reminder: Summit Water has become Montezuma Water.

Rosalind motions for adjournment, Earl seconds, the motion carries.

BY: ROSALIND

Kernan Creek Ranch HOA Treasurer's Report -- Sept. 20, 2011

Current bank balance: \$7568.24

Income and Expense: September 2010 through September 2011

Income	Expense
\$2380 Regular dues And snow plow reimbursement	\$40.99 gas for jeep used in snow plowing
Snowplow-100 ✓	
\$2380 total	\$40.99 total

Outstanding Income and Expense

Income	Expense
\$100 lot 6 (November 2009 dues)	\$625 State Farm
\$400 lot 1, 2, 6, and 11 November 2010 dues	
200 200 200 200	
\$500 total	\$625 total

Submitted by Gregg Esenwein, Treasurer