

DRAFT KCRHOA Annual Meeting Minutes
August 14, 2022 4:00pm

Attendees:

Chris Becker, Rene Harmon, Janice & Jim Reich, Leslie Hayes, Scott & Deana Watson, Anne & Doug McGuire, Chris Barnes, Kathleen Stachowski, Leila Hanson, Philip Dixon, Bob & Nancy Marion

1. Call to order

- a. The annual General Membership meeting of the Kernan Creek Ranch Homeowners' Association (KCRHOA) was called to order at 4:05 pm at the residence of Ann & Doug McGuire

2. Previous Meeting Minutes (N. Marion)

- a. The 2021 KCRHOA Annual Meeting Minutes (August 8, 2021) were reviewed. A motion was received and seconded to approve the 2021 Meeting Minutes. All were in favor. KCRHOA Meeting minutes are posted on the kcrhoa.org website. The DRAFT meeting minutes from the August 14, 2022 meeting will be posted on the kcrhoa.org website. (**ACTION: Nancy**)

3. Treasurer's Report (G. Esenwein)

- a. The current balance in the KCRHOA account is \$15,351.85. The complete treasurer's report will be posted on the KCRHOA website. Dues for the following year are due in November of each year. Dues are \$150. /Lot with house and \$100. /Lot with no home. A motion was received and seconded to accept the Treasurer's Report. All were in favor. The treasurer's Report will be posted on the kcrhoa.org website. (**ACTION: Gregg**)

4. Old Business

a. Plowing and Mowing

- i. Gregg will continue to oversee plowing of K8 and the mowing of the KCR Right-of-Way

b. Signage

- i. Doug & Anne McGuire reported that from their observations, the new sign ("**Private Road. No Access to Public Lands**") is working. They have seen several campers begin to turn onto K8, but turn around upon reading the sign.

c. Fire Safety

- i. Leslie Hayes is the KCRHOA Wildfire Adopted Partnership (WAP) Ambassador. (Thank you, Leslie). Leslie reported that WAP has a new Executive Director, Samantha Torres. Chipper program: The chipper program ran out of funding the end of June. There may be more funding in October through the BLM, and WAP will keep the ambassadors informed. In the meantime, if you have large slash piles in your community you may be eligible through COSWAP for community level pile burning through a burn boss. Please track your time spent on Wildfire Adapted activities (including mitigation work in your community) and submit through the following link: <https://www.wildfireadapted.org/volunteer-time-report>

d. Road

- i. It was commented that the road repair completed this year has been working.

5. BLM Travel Plan (Chutes & Ladders area)

- a. There have been many ongoing conversations with BLM, Senate staff, area Fire commissioners, Sheriff Nowlin, Cedar Mesa HOA and Montezuma County Emergency Manager regarding the campground on the BLM property south of KCR. One goal is to close the area for camping and another goal is to have a permanent fire ban on the BLM property. To this date, efforts have been ineffective. KCRHOA and Bob Marion (as an individual) have an appeal waiting for review by the IBLA (Interior Board of Land Appeals). The appeal was submitted two years ago and no decision has been made to date. Ann McGuire suggested that the Dolores Fire Chief also be contacted.

6. Other

- a. Leila presented the plan to modify the lot sizes of the two lots she and Jon Callender own. (Lots 8 & 9). There was some confusion regarding the requirements and directive of the CCRs. One section states that Lot Line adjustments need approval from the KCRHOA Board of Directors. Another requirement is that all changes to the covenants require a two-thirds majority approval vote (by area). A change in the Plat Map is a change in the Covenants since the map is part of the covenants. It was suggested that Leila hire a lawyer to assist in the interpretation of the CCRs. The results will be presented at a Board meeting where all KCR landowners are welcome to attend.

7. New Business

- a. Election of Board Members
 - i. Board members with terms expiring in 2022: Nancy Marion, Gregg Esenwein
 - ii. Board members with terms expiring in 2023: Leila Hanson, Doug McGuire, Chris Becker
- b. A motion was made and seconded to appoint Gregg Esenwein and Philip Dixon to the KCRHOA Board. All were in favor. Gregg and Philips term will expire in 2024.

8. Date for 2023 Annual Meeting

- a. The date for the KCRHOA Annual meeting will be Sunday, August 13, 2023.

9. Adjournment

- a. Meeting adjourned at 5:18 pm.