

KCRHOA Annual Meeting Minutes
August 13, 2023 4:00pm

Attendees:

Anne & Doug McGuire, Gregg Esenwein, Philip & Allison Dixon, Chris Barnes, Kathleen Stachowski, Chris Becker, Leslie Hayes, Scott and Dana Watson, Richard & Janet Howe

1. Call to order

The annual General Membership meeting of the Keenan Creek Ranch Homeowners' Association (KCRHOA) was called to order at 4:04 pm in the "dog shed" on the property of Anne & Doug McGuire (D. McGuire)

2. Prior Meeting Minutes (P. Dixon)

The 2022 KCRHOA Annual Meeting Minutes (August 8, 2021) were reviewed. A motion was received and seconded to approve the 2022 Meeting Minutes. All were in favor. KCRHOA Meeting minutes are posted on the kcrhoa.org website. The DRAFT Meeting minutes from the August 13, 2023, Meeting will be posted on the kcrhoa.org website. **(ACTION: Philip)**

3. Treasurer's Report (G. Esenwein)

The current balance in the KCRHOA account is \$14,143.10. Additional funds were added after the current report, of \$550. An outstanding request for some snowplowing services from Chris Hynes (?). More expense from snowplow work this year than is usual. The complete (updated) 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 only). A motion was received and seconded to accept the Treasurer's Report. All were in favor. **(ACTION: Gregg)**

4. Old Business

☐ **Snow Plowing and Mowing**

Gregg will continue to oversee plowing of K8 and the mowing of the KCR Right-of-Way. Discussion on charges based on additional plowing of individual driveways. Two concerns about how to pay for this: 1) Aggregation of charges to the KCRHOA or 2) Each homeowner makes payment. Gregg believes it is easier to have one payment and have the individual homeowner reimburse the HOA at a rate of \$20/service. No motion or approval, only discussion.

☐ **BLM News**

A reminder that there is a new BLM Field Manager, Derek Padilla. Also, there seems to be much better cooperation between the BLM, USFS and Montezuma County on *coordinated* fire bans.

☐ **Fire Safety**

Leslie Hayes is the KCRHOA Wildfire Adaptive Partnership (WAP) Ambassador. (Thank you, Leslie). Leslie reported that WAP has a new Montezuma County Coordinator, Elizabeth James. 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/e56-report> (out-of-sequence).

5. New Business

☐ **Election of Board Members**

Board members with terms expiring in 2023: Leila Hanson, Doug McGuire, & Chris Becker were renominated for additional terms. Discussions on whether it's better to have all board members terms expire at the same time or staggered. No motion/resolution for this item. Expiration of terms will be posted to the KCRHOA website **(ACTION: Philip)**

☐ **KCRHOA CC&R Updates**

Updates to the CC&Rs were brought up and discussed. The main points were identified and discussed:

Membership voting rights regarding Covenant modifications. The current language requires modifications to the CCRs to attain a 2/3rds majority vote from community members based on lot acreage. The desire is to change that to one lot, one vote.

Motorized recreation within the boundaries of the community. Several of our current community members have seen their quality of life in other neighborhoods shattered when people established OHV “racing” tracks within the bounds of their subdivisions, or just took to racing on subdivision streets without regard to the safety, peace, and quiet of their neighbors.

Short term rentals in the community. Similarly, several members have seen the quality of life in other subdivisions degraded when AirB&B/Vrbo rentals transformed neighbors’ homes into party properties where renters who had zero interest in the local community caused serious trouble.

Noise related issues, specifically but not limited to uncontrolled barking by residents’ dogs and firearm discharge. The peace and quiet we all cherish here is not specifically protected under the existing CCRs, and like Items above, such issues have caused major headaches for some of our members when they lived in other neighborhoods.

A committee of six KCR members was formed at the Meeting to look at the existing language and come up with wording to amend the CCRs in order to strengthen protections in these four areas. The committee members are Doug McGuire, Gregg Esenwein, Chris Becker, Diana Watson, Kathleen Stachowski, and Allison Dixon. If anyone else would like to take part in the process, please let Doug know.

6. Announcements

Lot 14 is attempting to return a trash bin to Countryside. Chris and Kathleen are asking that the members of the association should not return the bin to the interior of the property while this is being worked out. Thanks!

7. Date for 2024 Annual Meeting

The date for the KCRHOA Annual Meeting will be Sunday, August 11, 2024.

8. Adjournment

Meeting adjourned at 5:17 pm.